

III. CITY OF ANTIOCH

LOCATION, ADMINISTRATION AND OPERATIONS

Originally named Smith's Landing, Antioch began as a settlement along the banks of the San Joaquin River in 1850, and was incorporated in 1872. Antioch is located in eastern Contra Costa County between the Cities of Brentwood and Oakley on the east, and Pittsburg on the west. The City encompasses approximately 28 square miles, has 32 square miles within its Sphere of Influence, and 35 square miles within its Planning Area. (Refer to Exhibit A: Planning Area Map, and Exhibit B: Sphere of Influence Map) The current City population is approximately 100,360. (State Department of Finance; January 2008)

Antioch is characterized as relatively flat in the northern portion of the City along the San Joaquin River, then increasing in elevation as it expands southerly into the ridges and valleys approaching the Diablo Range. Elevations range from 10 feet Mean Sea Level (MSL) along the northerly shoreline to 800 feet MSL at southernmost ridge of the Planning Area above Deer Valley.

Land uses in the City range from industrial along the waterfront to smaller-scale residential and commercial uses in the Historic Downtown area, then larger residential subdivisions, parks, and recreation areas toward the south, and commercial development along Lone Tree Way. Wetlands are a significant land use adjacent to the San Joaquin River.

The City is served regionally by State Highways 4 and 160, the Burlington Northern & Santa Fe and Union Pacific railroads, Amtrak passenger service, Tri-Delta Transit bus service, and by Bay Area Rapid Transit (BART) via bus service to the Pittsburg-Bay Point BART Station.

City Governance

Antioch is a 'general law city'¹ and operates as a municipal corporation pursuant to the laws of the State of California (Government Code § 34000 *et seq.*) Antioch utilizes a 'Council-Manager' form of government.²

¹ Under the California Constitution, Article 11, § 2, and Government Code § 34102, cities organized under the general law of the State are 'general law cities' as opposed to 'charter cities' which operate under an individual city charter.

² The Council-Manager form is the system of local government that combines an elected legislative body (City Council) with the management experience of an appointed local government manager (City Manager).

City Council

The City is governed by a publicly elected, five-member City Council, which consists of a Mayor, Mayor Pro Tem, and three Council Members. Council Members are elected 'at large' in November for staggered four-year terms. The Mayor is directly elected to a four-year term.

The City Council also serves as the governing boards for the Antioch Development Agency and the Antioch Public Financing Authority.

The City Council meets regularly at 7:00 PM on the second and fourth Tuesday of each month. Meetings are held in the City Council Chambers, Antioch City Hall, Third and H Streets, Antioch. City Council Agendas are posted at least 72-hours in advance of the meeting. Agendas are posted outside the Council Chambers and are also posted on the City's website. City Council meetings are broadcast live on the internet, and past meetings are posted and available to view within 24-hours.

City Council members receive a monthly salary of \$941.20, as well as a \$30 stipend per meeting when sitting as the Development Agency Board.

City and Regional Commissions and Committees

The City has nine advisory boards and commissions: Board of Administrative Appeals, Building Board of Administrative Appeals, Design Review Board, Economic Development Commission, Investment Advisory Committee, Parks and Recreation Commission, Planning Commission, Police Crime Prevention Commission and Antioch Youth Commission. Details on these Boards and Commissions are available on the City website: www.ci.antioch.ca.us.

In addition, the City Council appoints representatives to: the Association of Bay Area Governments (ABAG); the Bay Area Water Quality District; the Delta Diablo Sanitary District; the Contra Costa County Library Commission; the Contra Costa Mosquito and Vector Control District; the Eastern Contra Costa Transit Authority (Tri-Delta Transit); the Municipal Pooling Authority (risk management); the TRANSPAN Committee (coordinates regional transportation); East Contra Costa Regional Fee and Finance Authority (ECCRFFA) (transportation mitigation fee program); the Antioch Area Public Facilities Financing Agency; and eBART Partnership Policy Advisory Committee (ePPAC) (BART extension policy recommendations).

City Information

The City maintains an extensive website that is updated regularly (www.ci.antioch.ca.us). The City also publishes a quarterly newsletter 'OneAntioch,' a monthly Calendar (with City-related meetings, agendas, and staff reports), and a monthly Events Calendar (formerly CityGram). Public hearing items for both the City Council and Planning Commission are published in the Contra Costa Times, posted at City Hall, and for planning-related matters, directly mailed to affected property owners within 300-feet of the project site. (Antioch Municipal Code § 9-5.2702(C)(1))

City Operations

City government is divided into 58 functional areas and operates with 10 City Departments plus four specialized services. City Departments include: 1) Administration; 2) Capital Improvements Department; 3) Economic Development Department; 4) Finance Department; 5) Community Development Department; 6) Human Resources Department; 7) Information Systems Department; 8) Recreation Department; 9) Police Department; and 10) Public Works Department. The number of full time equivalent positions for each department is allocated as a component of the adopted City budget.

Specialized Services include Development Agency, Housing Programs, City Golf Course, and the Arts and Cultural Foundation. An overview of each municipal function is provided below.

- Administration

The administration of the City is the principal responsibility of the City Manager, who provides a liaison between the City Council and Staff; and carries out, on behalf of the City Council, its policies and directives. The City Manager serves at-will and is hired by the City Council. Key duties for the City Manager and Assistant City Manager include implementing policy direction from the City Council and directing staff resources. Day-to-day functions are made possible with the assistance of the City Executive Management Team. The City Manager also oversees preparation of the annual budget, is involved with federal, state and regional issues with local implications, and is responsible for the information and communications systems. A total of 3.0 full time equivalent (FTE) positions are assigned to the City Manager's Office.

The City Attorney's Office is responsible for providing and supervising all legal services to the City and the Development Agency. Advice is provided on the Brown Act, Public Records Act, conflicts of interest, public contracting, land use, environmental laws, and employment matters. The City Attorney serves at-will and is hired by the City Council. Duties also include preparation and review of ordinances, contracts, and leases, and land acquisition. A total of 3.0 FTE positions are assigned to the City Attorney's Office.

The City Clerk is an elected position. The City Clerk's Office is responsible for preparing City Council and Development Agency agendas and minutes, preparing resolutions and ordinances, providing public notices, conducting general, municipal, and special elections, and maintaining official records through the Records Management Program. The City Clerk's Office is the local filing officer for Fair Political Practices Commission forms. The City Clerk's Office is also the City Historian and is custodian of the City Seal. Duties also include maintaining the Municipal Code, receiving claims and legal actions against the City, maintaining registration/ownership certificates for City vehicles, attests and/or notarizes City documents, conducts bid openings, and serves as liaison to the Board of Administrative Appeals. A total of 2.5 FTE positions are assigned to the City Clerk's Office.

The City Treasurer is an elected position and is responsible for complying with all laws governing the deposit of and securing of public and trust funds in the possession of the City. Duties include payment of warrants, the filing of monthly reports with the City Clerk and City Council accounting for all receipts, disbursements and fund balances of the City, and monitoring deposit accounts. The City Treasurer also reviews all travel vouchers and expenses, processes interest checks from certificates of deposit, and presides over the quarterly meeting of the Investment Advisory Committee. A total of 1.15 FTE positions are assigned to the City Treasurer's Office.

- Capital Improvements Department

This is a new department, having previously operated under the Engineering Administration Division and Engineering Services Division of the Community Development Department. The Capital Improvements Department was created in order to establish the importance of the Capital Improvement Program (CIP) and the intent of the City Council to complete major capital projects in a timely manner and on budget. The Director of Capital Improvements is also responsible for maintaining the City's Pre-1914 Water Rights on the San Joaquin River. A total of 5.0 FTE positions are assigned to the Capital Improvements Department.

- Economic Development Department

The Economic Development Department's purpose is to improve the local economy by providing programs to attract, retain, expand, and assist business in the City. Attracting investment to the historic downtown and revitalizing shopping and dining in the Rivertown Business District is a priority in conjunction with the Development Agency.

The Economic Development Department also provides support to the Economic Development Commission, and partners with the Antioch Chamber of Commerce and Pacific Gas and Electric Company to operate the Small Business Information Center. A total of 3.0 FTE positions are assigned to the Economic Development Department.

- Finance Department

The Finance Department is responsible financial management of all City funds, financial reports, budget preparation, payroll, accounts payable, accounts receivable, purchasing, utility billings, business license issuance, printing/reproduction services and mail services. A total of 17.85 FTE positions are assigned to the Finance Department. The City contracts with US Bank to provide 'lock box' processing of water bill payments, significantly reducing the City's costs to process these bills.

Along with the City Treasurer, the Finance Department is responsible for the safekeeping, management, and accounting of the City's financial assets. The Department also provides support services and prepares the budgets for the Development Agency, the Antioch Public Financing Authority, and the Antioch Area Public Facilities Financing Agency (Mello Roos District with the City and the

Antioch Unified School District). The Department has consistently received an Award of Excellence in financial reporting from the Government Finance Officers Association and the California Society of Municipal Finance Officers.

- Community Development Department

The Community Development Department is responsible for managing development in the best interests of the City and operates under the following five Divisions:

Administration Division – This division includes the Community Development Director who is also the City Engineer and the City Traffic Engineer. This Division is responsible for management and oversight of the Community Development Department and is assigned 2.0 FTE positions.

Land Planning Services Division – Formerly called the Planning Division, this division is the central point for review and processing of all development applications including rezonings, use permits, variances, design review, planned developments, and subdivision maps. The division is also responsible for long-range planning (General Plan and Specific Plans), environmental review (CEQA), provides staff support for the Planning Commission and Design Review Board, and is responsible for preparation of agendas, minutes, hearing notices, and staff reports. A total of 7.0 FTE positions are assigned to this Division.

Engineering Land Development Services Division – This Division provides review and comment on tentative subdivision maps, grading plans, improvement plans for new subdivisions, landscape plans, and utility plans. Commercial and industrial projects are processed through this Division. The Division is also responsible for community flood hazard information, the stormwater (NPDES) program, solid waste disposal (AB 939) and recycling, Street Light and Landscape Maintenance Districts, and traffic and transportation engineering. A total of 13.0 FTE positions are assigned to this Division.

Building Inspection Services Division – This Division performs plan review, issues permits, and provides inspections on construction projects within the City for compliance with all local, state, and federal construction codes, ordinances, and standards in order to safeguard life, health, property, and the public welfare. Other duties of this division include administering and collecting development and permit fees, maintains the City street address system, inspection of existing structures for code compliance, enforces State accessibility (Title 24) compliance, and enforces State energy efficiency standards. A total of 8.0 FTE positions are assigned to this Division.

Code Enforcement Division – This Division is responsible for what is traditionally called 'code enforcement' and has recently been reorganized into two sections: Administration; and Code Enforcement. Administration handles administrative aspects of the program including education, neighborhood presentations, the administrative citation process, and assists the Board of Administrative Appeals. Code Enforcement concentrates on reports of and proactive efforts to reduce or eliminate sub-standard housing, illegal signs, graffiti, illegal dumping, abandoned vehicles, trash, cars parked on front lawns;

elimination of trailers, campers, boats and recreation vehicles from the street; overgrown or unmaintained vegetation; and garbage/recycling containers visible from the street. A total of 10.0 FTE positions are assigned to this Division.

A new program within the Division is being emphasized: the Residential Rental Inspection Program (RRIP) which established minimum standards for residential rental properties, and requires landlords to register their units and have them inspected by the City.

- Human Resources Department

Human Resources is responsible for overseeing the management of personnel services, including recruitment, benefit administration, labor relations, training, and maintaining the personnel classification system. Under the direction of the Director of Human Resources, the Department is responsible for all recruitment, hiring, placement, transfers, and promotion. A total of 3.5 FTE positions are assigned the Human Resources Department. There are currently 396 full-time employees working for the City.

- Information Systems Department

The Information Service Department (ISD) operates under an internal service fund and provides services to all City Departments. Services include: television services; security systems; network and personal computer support; telephone systems; the Geographic Information System (GIS); the office equipment replacement fund; and Police dispatch services. The current telephone system, which was installed in 1989, is being replaced with an 'auto call distribution' system. A total of 11.0 FTE positions are assigned to ISD.

The Director of Information Systems (who also serves as an Assistant to the City Manager) also serves as the Zoning Administrator.

- Recreation Department

The Recreation Department (also called Leisure Services) is responsible for the administration and operation of a diversified, year-round recreation program including: an extensive instructional program (over 300 classes); aquatics; sports; leisure-time activities; and community events (liaison for Rivertown Jamboree, 4th of July Celebration, and Holiday De-lites).

An integral part of the Recreation Department is the Senior Center (28,000 members, nutrition program serving 2,500 meals per month, senior bus program, bingo, billiards, bowling, exercise, dance, music, arts and crafts, computers, peer counseling, speakers, excursions). The Department also provides pre-school activities; youth activities; teen activities; and on-line instruction. A total of 8.0 FTE positions are assigned to the Recreation Department, with an additional 60 temporary employees during the peak Summer season.

The Recreation Department also administers the Gaylord Sports Complex (9 ball fields), the Antioch Community Park (3 ball fields, 2 soccer fields), the Prewett

Family Park (home of the Water Park and Skate Park), and the Nick Rodriguez Community Center (200 seat theater, multi-purpose room).

- Police Department

The Police Department is responsible for providing law enforcement services in the City, including crime prevention, parking and traffic control, community awareness, and investigations. The Department operates under two basic functions, the Field Services Division (which includes Dispatch, Patrol, Community Policing and Traffic), and the Support Services Division (which includes Administration, Investigations, Narcotics, Records, and Animal Control Services). In addition, the Department is responsible for community policing, has a Community Action Team (CAT), a SWAT Team, conducts Emergency Preparedness training, and assists the Police Crime Prevention Commission. Antioch PD is also involved in the East Bay Terrorism Early Warning Group, Neighborhood Watch, and a vacation house check program. A total of 182.8 FTE positions are assigned to the Police Department.

- Public Works Department

The Department of Public Works manages all public facilities and infrastructure in the City, and has ten operating divisions: 1) Administration -- responsible for overall leadership, direction and support in the day-to-day operations of all divisions; prepares budgets, warrants and purchase orders; assigns and dispatches field crews; responds to public concerns and requests; and coordinates all training activities; 2) General Maintenance -- directs and administers the Street Division functions; prepares bid specifications and oversees contract work; administers the Fleet Management and Pavement Management systems; 3) Streets -- responsible for general maintenance and repair of City streets and parking lots; removal of illegally dumped trash and debris; remove graffiti; maintains street lights, traffic signals, striping and signage; 4) Facilities Maintenance -- responsible for City-owned and leased buildings and facilities; performs preventive maintenance; supervises contract custodial services; and monitors facilities for comfort level and energy efficiency;

5) Parks -- provides well-maintained parks and safe playgrounds; maintains sports fields; provides landscape services for City Hall, Police Facility, Maintenance Service Center, street medians, streetscapes, public trails, and public art projects); 6) Distribution -- responsible for the City water and wastewater main lines, fire hydrants; water and wastewater lateral service connections, and backflow prevention; 7) Collections -- maintains wastewater main lines and sewer lateral connections, and storm water conveyance facilities, performs weed abatement and work associated with flood control and erosion control); 8) Water Treatment -- operates the water treatment plant to deliver safe potable water to City customers; promotes water conservation); 9) Water Billing Services - - provides water service for new accounts; bills for water service payments; and 10) Marina -- operates a pleasure boat marina, fuel dock, and related facilities). A total of 104 FTE positions are assigned to the Public Works Department.

- Specialized Services

Development Agency – The Antioch Development Agency (ADA) was formed in 1974 and utilizes tax increments to fund various projects which rehabilitate or revitalize blighted areas of the City. The City Council serves as the Agency Board. ADA has funded a number of public facilities in the City, including the new Police Facility. The Agency funds a Low and Moderate Income Housing Fund and four Project Areas. Staff assistance for the ADA comes from the City Manager’s Office, the Community Development Department, the Capital Improvement Department, and the Economic Development Department.

Housing Programs – The City contracts with Contra Costa County and private non-profit organizations for housing programs. The County funds the CDBG/HOME Consortium program. Housing Rights, Inc. and Pacific Community Services, Inc. provide counseling services. The Antioch Development Agency also provides Housing Set-Aside Program funds for housing rehabilitation.

Golf Course – The Lone Tree Golf and Events Center is an independent operation from the City but is considered to be a municipal course. The golf course is a par 72, 6,437 yard course that generates over 70,000 round of golf per year. Also included within the golf complex is a driving range, pro shop, full service bar and restaurant.

Arts and Cultural Foundation – The Civic Arts special revenue fund provides approximately \$120,000 per year from transient occupancy tax (TOT) to fund the Arts and Cultural Foundation. The City also provides the Lynn House as an art gallery and Foundation offices. The Foundation is responsible for providing art and cultural programs in the City including operating the gallery 15-hours per week and conducting six art shows per year.

City Infrastructure

The City of Antioch owns an extensive inventory of public land, buildings and other facilities. The City owns 605 separate parcels of land totaling 1,455 acres. Currently, the City owns or leases approximately 320,000 square feet of buildings and facilities. Major City-owned facilities include:

- Administrative Facilities – are concentrated at the Antioch City Hall, a three-story building (plus basement) along with a separate Council Chamber, a one-story building (total of 33,000 square feet). City Hall is located at the corner of Third and H Streets in the historic downtown area of Antioch. This facility was constructed in 1980 and houses most City service-oriented functions (administration, finance, community development, economic development, capital improvements, human resources). There is adequate parking on-site and additional parking in the immediate vicinity. The building itself is showing signs of age, both in terms of adequate work space for those departments with expanding staff, and in maintaining the facility.
- Public Works Facilities – includes the (Stanford E. Davis) Maintenance Service Center (constructed in 1998) at West Fourth and M Streets, and the adjacent Corporation Yard consisting of a series of older buildings and an equipment

parking area. The Service Center has a tele-conferencing capability, and hosts regional training and conference sessions. (Total of 194,593 square feet including the Corporation Yard buildings.)

Public Work facilities also include the Antioch Municipal Reservoir, a 36 million gallon per day water treatment plant, 12 storage reservoirs (storage tanks), nine water booster stations, 326 miles of water distribution mains, 319 miles of sewer collection mains, and 590 lane miles of streets.

- Park and Community Facilities – The City provides a number of community facilities in conjunction with City parks. These include: Prewett Family Park (Regional Park with Antioch Water Park, Community Center, Skateboard Park – 100 acres); Community Park (Community Park with baseball, softball and soccer fields – 40 acres); and Gaylord Sports Park (Community Park with nine baseball and softball fields – 14 acres). The City also provides four other community parks, 21 neighborhood parks, four mini-parks, and the new Marklee Creek Park for dogs on Somersville Road. The City also provides 32-miles of public trails. Maintenance of parks and park facilities is the responsibility of the Parks Division of the Public Works Department, which is also responsible for the City’s street medians, streetscapes, public art, and trail system. Parks and landscaped medians within the City are well maintained.
- Police Facility – Constructed in 1993, the Antioch Policy Facility is a ‘state of the art’ 68,000 square foot building containing administrative offices, training rooms, computer-aided dispatch system, indoor firing range, weight-training room, and locker rooms. The Police Facility also serves as the Emergency Operations Center. The Facility is located at West Fourth and L Streets with an adjacent secure area for vehicles and specialized equipment. The animal shelter and animal control services, which are funded by a Special Revenue Fund, are also part of the facility.
- Leisure Services – In addition to the community center at Prewett Family Park (11,533 square feet), the City operates numerous recreation programs from the Nick Rodriguez Community Center (constructed in 1978) located in the Downtown area on F Street between West Second and West Third Streets. This facility also includes a 200-seat theater, a large multi-use room, and the Senior Center Annex, constructed in 1988. All of these facilities are heavily utilized, but well maintained. Upgrades to the sound system, lighting, carpeting, and seating have kept the theater in full use. (Total of 32,565 square feet including the Senior Center.)

Budget

Antioch utilizes a two-year budget process. Following submittal of Department preliminary budgets in mid-March, the Finance Department prepares a draft budget for review by the City Manager. Following meetings with Department Directors, adjustments are made by the City Manager and a final draft budget is prepared. This budget is presented for consideration to the City Council in a series of workshops and

public presentations. The Council, by Resolution, approves a Final Budget no later than June 30th. The current Final Budget for the 2007-08 Fiscal Year reflects total Revenues from all City funds in the amount of \$131.57 million and total City-wide Expenditures of \$148.59 million.

Antioch’s budget is segregated into eight units: General Fund; Special Revenue Funds, Capital Projects Funds, Debt Service Fund, Internal Service Funds; Enterprise Funds; Antioch Development Agency Funds, and Antioch Public Financing Authority. An expanded review of all of these budget units follows.

General Fund

The City’s adopted budget for 2007-2008 anticipates General Fund revenues of \$44,606,008 and expenditures of \$46,381,089. Due to an existing revenue shortfall of \$1,775,081, the City is balancing the current General Fund operating budget by utilizing General Fund reserves. These reserves were built up over a ten year period, and are designed to assist the City to balance its General Fund budget during ‘lean years’ when actions beyond its control (State funding reductions, economic conditions) cause expenditures to outpace revenues.

The General Fund is the primary financing mechanism for City operations with ‘unrestricted’ revenues from a variety of sources. Following are projected General Fund Revenues and Expenditures for the 2007-08 Fiscal Year:

Revenues	
Property Taxes	\$18,595,275
Sales Taxes	12,515,638
Franchise Taxes	2,330,938
Other Taxes	2,555,500
Licenses and Permits	1,705,050
Fines and Penalties	155,000
Use of Money & Property	500,000
Revenue from Other Agencies	438,000
Service Charges	3,078,016
Other Revenue	816,162
Transfers-in ³	<u>1,916,429</u>
Total General Fund Revenue	\$44,606,008

³ Transfers-in represent monies transferred into the General Fund to subsidize General Fund operations.

Expenditures

City Council	\$200,032
City Attorney	908,684
City Manager	877,600
City Clerk	308,347
City Treasurer	230,915
Human Resources	720,812
Economic Development	1,098,533
Finance	2,786,931
Public Works	6,388,196
Police	26,340,231
Recreation	1,175,400
Community Development	5,849,065
Capital Improvement Administration	756,290
Non-Departmental ⁴	1,042,525
Interfund Charges ⁵	<u>(2,302,471)</u>
Total General Fund Expenditures	\$46,381,089

Almost 42% of Antioch’s projected General Fund revenues are expected to be drawn from property tax. Other key General Fund revenues are expected to be provided from sales tax (28%) and service charges (7%). Property tax revenue has increased significantly over the past six Fiscal Years, increasing from \$6 million in FY 2001-02 to the current \$18 million. Part of this increase is attributed to receipt of property tax in lieu of vehicle license fee (VLF) payments from the State. Sales tax has increased steadily over this same period, going from \$8 million in FY 2001-02 to \$12 million currently.

The primary General Fund expense is Police Services (57%), followed by Public Works (14%), and Community Development (13%). The increase in costs for police services is the result of a significant commitment by the City Council. Police officers have increased from 100 in FY 1998-99 to the current 128 sworn officers; while support personnel have increased from 31 to 55 during this same period.

Special Revenue Funds

Special Revenue Funds account for non-discretionary monies that are restricted to expenditures for specific purposes. Antioch has established 31 special revenue funds, most of which derive their monies from specific sources, such as grants, assessments, special taxes, and developer fees. In FY 2007-2008, Antioch expects to accrue \$16,772,791 and expend \$20,850,225 for its 31 Special Revenue Funds. Major expenditures include Gas Tax Fund (\$6.14 million), Community Development Block Grant Fund (CDBG) (\$2.16 million), and the Recreation Programs Fund (\$1.99 million).

All of the Special Revenue Funds will have a positive balance at the end of the Fiscal Year except the CDBG Fund, which will expend all of its grant monies, and the Animal Control Fund, which will spend all of its \$897,863.

⁴ Non-Departmental expenditures are not attributed to any one City department and include insurance, audits, membership dues, and transfers out to capital improvement projects.

⁵ Interfund transactions are reflected as: loans; services provided; reimbursements; or transfers.

Capital Projects Fund

Capital Projects Funds are utilized for the acquisition and construction of capital facilities within the City. The City maintains eight capital projects funds with projected revenue of \$7.24 million and expenditures of \$12.80 million. For details, refer to the discussion on Capital Improvement Program, below.

Debt Service

The City maintains Debt Service Funds to account for debt obligations of the general government. These are separate from the debt obligations of the Development Agency. Currently, the Honeywell Energy Retrofit Program Capital Lease has been retired, leaving one account for debt service, the Association of Bay Area Governments (ABAG) 2001 Lease Revenue Bonds. The ABAG bond in the amount of \$6.3 million was utilized to retire a previous ABAG bond and to finance the construction of a new clubhouse at Lone Tree Golf Course. The golf course reimburses the City for all debt service and other expenditures, which amount to around \$690,000 per year. This bond will be paid off in the year 2031.

Internal Service Funds

Internal Service Funds are General Fund monies used to allocate costs over all functions and include: Information and Communications Systems (includes GIS support and office equipment replacement); Vehicle and Equipment Maintenance; Post Retirement Medical (retiree medical benefits); and Loss Control (Worker's Compensation and OSHA Safety). These funds estimate revenues of \$6,474,773 and expenditures of \$6,738,362 for the Fiscal Year.

Enterprise Funds

Enterprise Funds account for the City's municipal operations that are intended to be self-funding through user fees and charges. Enterprises services in Antioch include:

<u>Fund</u>	<u>Revenues</u>	<u>Expenses</u>
Water Operating Fund	\$22,308,300	\$19,496,455
Water Line Expansion	1,693,000	1,303,157
Sewer Operating Fund	3,765,000	2,076,138
Sewer Line Expansion	600,000	813,603
Marina	4,802,800	4,722,535
Prewett Family Park	<u>1,462,900</u>	<u>1,525,699</u>
Total Enterprise Funds	\$34,632,000	\$29,937,587

All of these funds have sufficient reserves to maintain a positive fund balance at the end of the Fiscal Year.

Antioch Development Agency

The Antioch Development Agency (ADA) was formed in 1974, and is, in effect a Redevelopment Agency, which utilizes tax increment funds, which are targeted for specific project areas to address slum and blight areas. ADA currently comprises four project areas encompassing 2,082 acres. Budget categories include the four projects, plus two debt service areas and a Low and Moderate Income Housing Program. Details are as follows:

<u>Fund</u>	<u>Revenues</u>	<u>Expenses</u>
Low & Moderate Housing	\$1,501,437	\$1,348,706
Project Area No. 1 (Downtown & Somersville Road)	5,571,070	6,891,018
Project Area No. 2 (Delta Business Park)	737,237	502,341
Project Area No. 3 (FKP Property)	55,125	36,724
Project Area No. 4/4.1 (Eastern Waterfront)	1,866,034	1,668,786
Debt Service for Project Area No. 1	1,405,600	1,405,594
Debt Service for Project Area No. 2	<u>141,490</u>	<u>138,043</u>
Total Redevelopment Funds	\$11,277,993	\$11,991,212

All of these funds have sufficient reserves to maintain a positive fund balance at the end of the Fiscal Year except Project Area No. 1, which will have a negative balance of \$2,405,615.

Antioch Public Financing Authority

The Antioch Public Financing Authority (APFA) is a nonprofit corporation organized by the City and the Development Agency. Its purpose is to provide financial assistance to the City by financing real and personal property, and improvements for the benefit of the residents. The APFA currently maintain four funds as follows:

<u>Fund</u>	<u>Revenues</u>	<u>Expenses</u>
2002 Lease Revenue Bond (Police Facility)	\$1,382,155	\$1,908,256
2003 Water Revenue Bond (Treatment Plant Expansion)	818,525	777,955
1997 Reassessment Revenue Bond (Hillcrest)	25,500	1,777,000
1998 Reassessment Revenue Bond (Lone Tree)	<u>7,946,760</u>	<u>6,894,460</u>
Total APFA Funds	\$10,172,940	\$11,357,671

All of these funds have sufficient reserves to maintain a positive fund balance at the end of the Fiscal Year.

Reserves

The City has established financial reserve policies as follows:

General Reserve – 10% of General Fund operating revenues with a goal of reaching 15% of General Fund operating revenues. The current General Fund Reserve is \$6,323,112 (or 14.2% of Revenue).

Mandated Liabilities Reserve for compensated absences – 20% of the previous year's total compensated absences liability. This reserve stands at \$348,538.

Litigation Reserve – ten times the City’s self-insured retention of \$50,000. This reserve currently stands at \$306,878, with \$64,374 to be added each year for the next three years to reach the \$500,000 level.

Capital Improvement Program

The City’s Capital Improvement Program (CIP) is a multi-year planning program for the construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of City-owned assets. The Plan covers a 5-year period, and is updated by Staff, reviewed by the Finance Director, Planning Commission, Parks Commission, and Economic Development Commission, and approved by the City Council each year. Antioch has an extensive CIP, with the 5-year period FY 2007-08 through FY 2011-12 consisting of 102 projects.

A total of 15 projects have been completed in the past Fiscal Year, with an additional 36 projects scheduled for the current Fiscal Year. There are a number of major funding sources available to fund CIP projects. For the 2007-08 Fiscal Year, these include: Development Agency (\$2.4 million); Assessment Districts (\$11.9 million), Enterprise Funds - Water, Sewer, Marina (\$8.5 million); Grant Funds – Boating & Waterways, CDBG, Transportation (\$7.4 million); and Special Revenue Funds – gas tax, transportation, NPDES, Traffic Safety (\$5.6 million). Total available funding for FY 2007-08 is \$35.7 million

Projects are divided into six categories, with FY 2007-08 fund amounts as follows:

Community Facilities	\$7,845,000
Parks and Trails	1,931,000
Roadway Improvements	19,010,000
Traffic Signals	300,000
Wastewater System	1,100,000
Water System	<u>5,765,000</u>
Total	\$35,951,000

For the 5-year period, the CIP has programmed \$136.3 million in capital improvements. Major projects for FY 2007-08 include: City Park Improvements, Phase 2 (\$351,000); Marina boat ramp (\$3.7 million); Prewett Family Park - library and community center design (\$2.0 million); Antioch Landfill cleanup (\$1.5 million); Hillcrest Avenue widening (\$1.5 million); Somerville Road Bridge replacement (\$2.0 million); L Street widening (\$2.5 million); James Dolan Boulevard pavement rehabilitation (\$2.8 million); Sewer Main capacity improvements - ongoing (\$800,000 per year); and Water Treatment Plant expansion (\$4.0 million).

Details of these and other proposed projects are contained in the ‘City of Antioch Capital Improvement Program, 2007-2012.’

CITY PLANNING BOUNDARIES AND GROWTH

City Boundaries

City Limits

Within the existing corporate boundary (City Limits) are approximately 17,783 acres (27.8 square miles). The City Limits extend into the San Joaquin River on the north; are coterminous with the Oakley and Brentwood City Limits on the east; extend south across a series of narrow valleys and ridges toward hillside areas of the Diablo Range; and are coterminous with a majority of the Pittsburg City Limits on the west. (Refer to Exhibit A)

Sphere of Influence

The currently adopted Sphere of Influence (SOI) for the City comprises approximately 32 square miles and extends to the middle of the San Joaquin River (County Line) on the north; is coterminous with the City Limits on the east; includes a portion of the Roddy Ranch and the area south of Roddy Ranch on the south; and is adjacent to the Pittsburg City Limits on the west. (Refer to Exhibit B)

Planning Area

The existing General Plan Planning Area comprises approximately 35 square miles and is similar to the Sphere of Influence except that the Planning Area line follows the shoreline along the eastern portion of the north boundary, includes both the Roddy Ranch and Ginocchio Property on the south, and includes a portion of the Black Diamond Mines Regional Preserve on the southwest. (Refer to Exhibit A)

Urban Limit Line

In November of 2005, the voters within the City of Antioch approved Measure K, which established an Urban Limit Line. (Refer to Exhibit C) The measure was approved 59.7% to 40.3% and amended the City's General Plan by creating an urban limit line around the entire City, which could only be changed by a vote of the electorate. The Initiative also made other substantive changes: overrode the County's 2000 urban limit line; included 850 acres of the Roddy Ranch and 200 acres of the Ginocchio property inside the line; prohibited the City Council from approving any new housing unit allocations in 2006 and 2007; reduced the number of housing unit allocations from 3,000 to 2,000 which could be approved until 2010; and excluded the Deer Valley area from the urban area.

General Plan

The Antioch General Plan was comprehensively updated in 2003 (except for the Housing Element, which was updated in August 2005 and has been 'self-certified' by the City). The General Plan covers the period to the year 2028 (25 years).

The General Plan places emphasis on: new growth and development that can and will be directed toward meeting community objectives and needs; economic vitality to promote local employment and entrepreneurial opportunities, diverse shopping, and

adequate municipal revenues; being a healthy, family-oriented community; being a mobile community, providing options in addition to the single-occupant vehicle; and resolving community and regional issues to be equitable.

The General Plan includes a total of 12 elements. This includes the seven mandatory elements required under Government Code §65302 – land use, circulation, housing, open space, conservation, noise, and safety – along with three additional elements – growth management, economic development, and public services and facilities.

The guiding principles with respect to the land use framework include: maintaining a pattern of land uses that minimize conflicts between various land uses; establishing a land use mix which serves to develop Antioch into a balanced community in which people can live, work, shop, and recreate without needing to leave the City; and establishing an overall design statement for the City.

Key service and facility policies included in the General Plan are as follows:

- Maintain a centralized civic center within Rivertown to serve as a focus for civic and community social activities.
- Maintain a system of community centers to meet the needs of Antioch’s residents for civic meetings, recreational activities, social gatherings, and senior and youth activities.
- Ensure that adequate infrastructure is in place and operational prior to occupancy or new development.
- Continue to facilitate economically feasible water conservation programs as a means of reducing sewage generation and the need for expanding sewage treatment capacity.
- Continue contracting for garbage and recycling collection services.
- Continue working with the Contra Costa County Flood Control District to insure that runoff from new development is adequately handled.
- Provide a comprehensive system of recreation and park facilities and services needed by the various segments of the City’s population.
- Work with the Contra Costa Fire Protection District to provide high quality fire protection services to area residents and businesses.
- Provide an adequate police force meeting the performance standards for police services as set forth in the Growth Management Element.
- Encourage infill development which utilizes existing infrastructure, as well as the planning and development of large scale, self-sufficient mixed use communities.

Population Growth

Antioch (along with the other East County cities of Brentwood, Oakley and Pittsburg) has experienced significant residential growth since the beginning of the 1970's. Upon incorporation way back in 1872, Antioch claimed a population of around 600 people. Over the next seven decades, the City's population grew steadily but very slowly, with a growth spurt after World War II which increased the City population to 11,051 by 1950. Starting in the 1960's, growth accelerated to an average increase of 1,000 residents per year, followed by the 1970's with an increase of 1,500 new residents per year. The real residential boom began in the 1980's and continued up until 2003, which saw the population increase from 42,683 in 1980 to 99,244 by the end of 2002, or an average of 2,500 persons per year. Since that time, residential growth has slowed dramatically, averaging 225 new residents per year since 2003. The current City population is approximately 100,360. (State Department of Finance; January 2008)

Antioch is currently ranked as the 65th largest city in California (out of 478), but actually experienced a population decrease between January of 2004 and January of 2007 (865 persons). Population projections prepared by the Association of Bay Area Governments (ABAG) anticipates a modest annual growth rate of 0.89% for Antioch, reaching a population of 119,600 by the year 2025.⁶ This still equates to adding an average of 1,000 new residents per year.

Jobs-Housing Balance

In 2005, ABAG estimated that there were 21,270 jobs within the City and 44,250 employed residents. This results in a jobs-to-employee ratio of 0.48, an imbalance that indicates that the residential workforce is commuting to other areas for employment.

As part of the City's General Plan Update in 2003, increased emphasis was placed on economic development by including an Economic Development Element as part of the General Plan. Antioch continues to experience growth in retail and employment sectors, and anticipates strong growth in retail (Slatten Ranch Regional Shopping Center), office and Research & Development space, and medical (Kaiser Hospital and medical offices). The City is also actively pursuing development of commercial and industrial properties for which infrastructure improvements are in place. Recent successes include Bases Loaded Sports Bar and Restaurant, Bluerock Business Center, Costco Expansion and gas station, Deer Valley Business Park, East Bay Oncology Center, Hillcrest Medical Office Building, JC Penney Department Store, Country Square Market, Lone Tree Landing retail center, and the Markstein Distribution Center.

This increased employment (and concurrent decrease in residential development) will assist the City in developing a better jobs-housing ratio. However, ABAG projects that by the year 2025, the jobs-to-employee ratio will only increase to 0.57 (up from 0.48 in 2005).

⁶ ABAG, Projections 2007

Vacant Land

Within the existing developed areas of the City there are 1,176 acres of vacant land. It is estimated that of this total, 324 acres are zoned residential, 199 acres are zoned commercial, and 653 acres are zoned industrial. (Chris Alvarez, GIS Coordinator, City of Antioch; personal communication on February 19, 2008) In addition, there are a number of 'Focus Areas' identified that are within the General Plan Planning Area which have significant vacant land to accommodate future development. These include:

<u>Focus Area</u>	<u>Types of Uses</u>	<u>Vacant Land</u>
Somersville Road Corridor (partially within the City Limits)	Residential, Business Park	200 acres
Eastern Waterfront Employment Area (partially within the City Limits)	Industrial	60 acres
State Route 4/160 Frontage (within the City Limits)	Business Park, TOD	400 acres
Western Gateway (within the City Limits)	Office/High Density Residential	40 acres
Sand Creek (within the City Limits)	Residential, Open Space, Golf Course, Senior Housing, Commercial, Business Park	2,600 acres
East Lone Tree (within the City Limits)	Regional Retail, Residential	600 acres
Roddy Ranch (within the City Limits)	Mixed Use, Planned Community	928 acres
Roddy Ranch (within the SOI)		1,172 acres
Ginochio Property (within the Planning Area)		<u>1,070 acres</u>
	Total	7,070 acres

Development Projects

There are a number of development projects currently under construction. Details are contained in the City's 'Project Pipeline List,' available at the City's website and updated periodically. Current projects that are under construction are summarized by type of development as follows:

<u>Project Type</u>	<u>No. of Projects</u>	<u>Residential Units or Square Footage</u>
Single-Family Residential	9	1,378
Apartments/Condominiums	2	168
Commercial	12	520,990
Industrial	2	113,346

Growth Management

Growth Management is addressed as a separate Element in the 2003 General Plan. Pursuant to Countywide transportation Measure C approved in 1988, and Advisory Measure U approved by the City voters in 1998, the Growth Management Element attempts to insure that new development pays its own way, and that sufficient public services and facilities are available to support new development. These facilities include streets and roads, police, fire, parks, water, sewer, flood control, schools, and community facilities. Performance Standards have been developed for each public facility and service, and are discussed in the Municipal Service Section below.

The City adopted by ordinance a Residential Development Allocation Program in May 2002. This program requires that residential allocations be obtained prior to receiving residential entitlements. The average annual allocation is limited to 600 residential units, with no more than 3,000 units for any 5-year period. Single-family dwellings count as one allocation unit (limited to 500 per year); age-restricted, market rate senior housing count as 0.5 unit allocations (limited to 200 per year – 400 actual units); and Multiple-family units are counted as 0.65 unit allocations (limited to 75 per year – 119 actual units). Residential projects under the Antioch Development Agency are not subject to the program.

Urban Pockets

There are three ‘unincorporated islands’ (County lands surrounded by the City) within the existing Antioch City Limits. The first is a 76-acre parcel located at W. Tenth Street and L Street that is the site of the Contra Costa County Fair (23rd District Agricultural Association). This is an established facility that includes the fair grounds, the Antioch Speedway, RV Park, and Paradise Skate. Until and unless the Fair relocates to a different site, it appears that this unincorporated island will remain intact.

The second island is a 78-acre parcel located northeast of Somersville Road and James Donlon Boulevard. This is the site of the former Contra Costa Sanitary Landfill and has soil remediation issues. If this property is able to be developed in the future, annexation to the City will be possible. Until then, the property can be classified as ‘undeveloped’ and not eligible for annexation under the special island annexation provisions of the Local Government Reorganization Act (§ 56375.3).

The third island is unique in that it is surrounded by the City of Antioch on three sides and the City of Pittsburg on the fourth side. This is a 196-acre parcel that is part of the Somersville Road Corridor Focus Area. The property is planned for residential and business park uses, and is within the current Sphere of Influence of the City of Antioch. Annexation to Antioch is anticipated upon development.

Two other pockets of land have the potential to become unincorporated islands if the Northeast Antioch (Eastern Waterfront Employment Area) Reorganization is approved (see description below). Area 2A is a 94-acre pocket adjacent to the San Joaquin River and State Route 160. This area has industrial and marina uses, and mobile home dwellings. Area 2B is a 103-acre residential pocket along Viera Avenue north of E. 18th Street.

Annexations

There have been two recent annexations to the City:

- Roddy Ranch Reorganization – the annexation of 928± acres to the City and the Delta Diablo Sanitation District (DDSD) in November 2006; and
- L Street Annexation – the annexation of 4.1 acres to the City in March 2007.

There is currently one annexation proposal pending:

- Northeast Antioch Reorganization – the annexation of 481 acres to the City and DDSD for industrial and open space uses. This annexation area also includes the Pacific Gas and Electric Company power plant project. Also requires an amendment to the DDSD Sphere of Influence.

Sphere of Influence Reductions and Expansions

With the approval of the City Urban Limit Line (Measure K) by the electorate in 2005, the area for potential development is now less than was reflected in the 2003 General Plan and the current City Sphere of Influence (SOI). (Refer to Exhibit C) Until December 31, 2020, the location of this line can only be amended by the voters of the City.

Along the northerly waterfront area, the Urban Limit Line (ULL) follows the shoreline. On the east, the ULL is coterminous with the City of Oakley and City of Brentwood corporate limits. On the south, an 870-acre portion of the Ginochio Property is omitted, as well as a 1,172-acre portion of the Roddy Ranch. On the west, the ULL excludes the Contra Loma Regional Park area, which is within the City Limits, and then conforms to the existing City Limit Line, except for the addition of a 196-acre area west of Somersville Road and south of Buchanan Road.

MUNICIPAL SERVICES

Public Safety Services

Police

The Police Department operates under a Community-Oriented Policing philosophy that was initiated in 1993 within areas with high calls for service. By the end of 1998, the program was implemented throughout the City. The City is divided into 63 community policing reporting zones (RZ) to which a community policing officer is assigned to each RZ. This provides community policing coverage seven days per week.

At the present time the Police Department has 123 sworn officers including one Chief, two Captains, seven Lieutenants, 12 Sergeants, seven Corporals, and 94 Police Officers. The Department also has 20 Community Services Officers and three School Resource Officers. A total of 37 support staff also provide a variety of services including records management, code compliance, fingerprinting, animal control, and abandoned vehicle abatement.

The Antioch Police Department (which also provides dispatch services for the City of Brentwood) currently handles approximately 8,100 calls for service each month, of which 3,700 (46%) are 9-1-1 calls. Physical arrests, which have remained fairly constant at about 5,000 for each of the past five fiscal years (2002-06) increased to 6,471 arrests in FY 2006-07. Part of this increase is attributed to transferring five Traffic Officers to patrol duties. Traffic violations (including parking violations) average about 12,000 per year, although there was a decrease in FY 2006-07 to 7,000 violations, primarily do to having fewer Traffic Officers. Crime statistics for the past three calendar years (2005-2007) show an increase in robberies from 232 to 411; and increase in aggravated assault from 283 to 412; and an increase in burglaries from 733 to 1,027. Other crimes (including murder at 10 per year, rape, theft, motor vehicle theft, and arson) have remained relatively constant. The current ratio of sworn officers for every 1,000 residents is 1.23. The annual per capita cost for police services is \$263.

General Plan Performance Standards: Police

- Provide an average response time for emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives. For the 2007 calendar year, actual average response times were: 7.37 minutes for Priority 1⁷ calls and an average of 23.3 minutes for all calls.
- Maintain a force level within a range of 1.2 to 1.5 officers including community service officers assigned to community policing and prisoner custody details, per 1,000 population. Sworn officers (123) plus Community Service Officers (15) increase the ratio to 1.38. The number of patrol officers has increased significantly over the past four Fiscal Years (from 65 to 74).

⁷ Priority 1: Critical – involving life threatening or potentially life threatening situations.

Fire

Fire protection within the City is provided by the Contra Costa County Fire Protection District (CCCYPD). CCCYPD is a well-equipped, full-service fire agency. The District provides fire protection and emergency medical services to nine cities and the unincorporated portion of a 304 square mile area. Other services provided include fire and arson investigation, building plan review, code enforcement, public education, and weed abatement. The District has a total of 30 fire stations, four of which are located in Antioch. Antioch will also benefit from Station No. 85, located in Pittsburg, once the station relocates to Loveridge Road. Based on District-wide statistics for 2006, each station on average, responded to 1,360 calls for service, of which 71% were for emergency medical.

The District comprises 344 uniformed personnel with 12 Battalion Chiefs and 62 support personnel. Typical fire crews by type of response are: Emergency Medical – Nearest Fire Unit plus Ambulance provider; Structure Fire – Four Engines (each with a three-person firefighting crew, one of which is also a paramedic) and a Battalion Chief; Vegetation Fire – Four Engines plus a Battalion Chief or One Engine depending on the situation; Vehicle Accident – Single Engine plus Ambulance provider. The current District-wide ratio of firefighters for every 1,000 residents is 1.7. CCCYPD maintains an ISO Class 3 rating (1 best – 10 worst). The annual District-wide per capita cost for fire service is \$170.

Station No. 81 is located in the downtown area at 315 W. 10th Street and is the original Central Fire Station for the City, constructed in 1957 (2,368 responses in FY 2007-08 of which 68% were emergency medical and 6% were fire-related). Station No. 82 is located at 196 Bluerock Drive, just west of Lone Tree Way in the south central portion of the City (1,955 responses of which 66% were emergency medical and 5% were fire-related). Station No. 83 is located at 2717 Gentrytown Drive, just south of Buchanan Road in the western portion of the City (2,089 responses of which 66% were emergency medical and 5% were fire-related). Station No. 88 is located at 4288 Folsom Drive, just east of Hillcrest Avenue in the eastern portion of the City (1,111 responses of which 61% were emergency medical and 5% were fire-related).

General Plan Performance Standards: Fire

- Maintain a five minute response time (including three minute running time) for 80% of emergency fire, medical, and hazardous materials calls on a citywide response area basis. For the 2007-08 Fiscal Year, actual average response times for the four stations serving Antioch were: 5 minutes for Emergency Medical; 6 minutes for Structure Fire; 8 minutes for Vegetation Fire; and 7 minutes for Vehicle Accident.

Community Development Services

Planning

The Land Planning Services Division of the Community Development Department is involved in a number of permit application and development projects. These include: 26 Single-Family Residential Subdivisions; two Apartment/Condominium projects; two mixed use projects; 47 commercial projects; and two industrial projects. The Division is also responsible administering the Residential Development Allocation program, processing annexation proposals, and for administering environmental documents.

Land Planning Services was responsible for initiating the city-wide Design Guidelines project which is now in draft form. The 'Project Pipeline List' is also a new feature, listing all residential, commercial, and industrial development projects and their status. The List has been recently improved and updated and is located on the Planning Division page of the City website under 'Current Projects.'

Building

The Building Division is part of the Community Development Department and is responsible for processing building permit applications, plan checks of all residential and commercial projects for code compliance, and conducts inspections during construction.

With the anticipated slow-down in construction, and the limit on the number of residential units available, the Building Division has reduced its staff by three positions from the previous Fiscal Year. In FY 2006-07, the Building Division completed final inspections on 178 single-family homes and issued 52 Certificates of Occupancy for commercial construction totaling 764,000 square feet. The Division also completed almost 10,000 inspections for residential and commercial projects in calendar year 2006.

Residential development has fueled the development surge since the 1980's, but has slowed dramatically beginning in 2003 with the downturn in residential construction. Residential building permits issued since 2000 are as follows:

<u>Year</u>	<u>Single-Family Units</u>	<u>Multi-Family Units</u>
2000	1,157	0
2001	1,005	365
2002	663	2
2003	233	0
2004	124	140
2005	350	0
2006	172	40
2007	154	0
2008*	68	0

*as of 6-30-08

Economic Development

The Economic Development Department is actively involved in business attraction and retention activities. The Department also works closely with the Antioch Development Agency, Antioch Chamber of Commerce, Contra Costa Industrial Association, and the Contra Costa Economic Partnership. The Department is also involved in the Small Business Information Center in conjunction with the Chamber and Pacific Gas and Electric Company. Details are available on the City website under 'Departments – Economic Development.'

Recently, the Economic Development Department has been involved with facilitating the location of Markstein Distributing and JC Penney, and the Costco expansion.

Housing

Antioch participates in the Contra Costa Consortium (along with Concord, Pittsburg, Walnut Creek, Richmond, and the Urban County area) to provide housing and community development activities funded by the Federal Department of Housing and Urban Development (HUD) and the Community Development Block Grant (CDBG) program. The City anticipates receiving \$720,000 in CDBG funds from HUD for the 2008-09 Fiscal Year. Traditionally, 50% of these funds are utilized for housing activities, 15% for public service activities, 20% for program administration, and 15% for other eligible activities including public facilities and economic development. In anticipation of reduced CBDG funding, the Antioch Development Agency (ADA) is providing supplemental funding.

Current housing programs include: the Rental Rehabilitation Program (\$200,000 in ADA funds for loans to owners of rental housing units for rehabilitation; five to seven units assisted); the Neighborhood Preservation Program (\$600,000 in ADA funds for low interest loans to homeowners for home improvements; 15 households to be served); and the first-time homebuyer program (\$300,000 allocated). A total of \$78,800 in CDBG funds has been allocated for Code Enforcement staff salaries and direct costs associated with the above programs.

Transportation and Road Services

Transportation

The Engineering Land Services Division of the Community Development Department is responsible for analyzing traffic impacts from new development and long range transportation planning. The Division also pursues transportation funding, implements the traffic signal coordination program, and serves as staff liaison to regional transportation agencies.

The Transportation Element of the General Plan characterizes the transportation system with respect to regional modes, the road system, public transportation and alternative modes. In addition to the State Highways (4 and 160) major arterials have been identified including Buchanan Road, Somersville Road, James Donlon Boulevard, Contra Loma Boulevard/L Street, Lone Tree Way/A Street, Pittsburg-Antioch Highway/Tenth Street/Wilbur Avenue, Eighteenth Street, Hillcrest Avenue, Deer Valley Road, Dallas Ranch Road, Heidon Ranch Road, Laurel Road, and Slatten Ranch Road.

These routes are coordinated through the TRANSPAN Committee which is the Regional Transportation Planning Committee (RTPC) for the East County area.

Public transit is provided by Bay Area Rapid Transit (BART) through the Pittsburg-Bay Point BART Station via a park and ride/shuttle bus at Highway 4 and Hillcrest Avenue. Tri-Delta Transit provides fixed route bus service within the East County area as well as commuter express service to Martinez, Livermore, and Pleasanton. A proposal to provide ferry service from Antioch to San Francisco has been formulated by the San Francisco Bay Area Water Transit Authority (WTA), and is presently being studied.

Historically, State Route 4 (that passes through Antioch in an east-west direction) has been heavily congested during the AM and PM peak commuter periods. This places additional pressure on local streets as drivers seek alternative routes to avoid congestion. Traffic on Highway 4 has increased substantially over the past 15 years, primarily due to residential development in Pittsburg, Antioch, Oakley and Brentwood. Until additional travel lanes are added to Highway 4, this congestion will increase. Recent funding from the State Transportation Bond Measure (Proposition 1B) in the amount of \$85 million should allow construction for the congested segment of Highway 4 from Somersville Road/Auto Center Drive to the new State Route 4-State Route 160 interchange. In addition, the Highway 4 Bypass from the Route 4-160 interchange south is being constructed in segments. Designed to traverse southerly between Antioch on the west and Oakley and Brentwood on the east, the Bypass is expect to cost \$207 million and will alleviate traffic through Main Street in Oakley and Brentwood Boulevard in Brentwood.

General Plan Performance Standards: Routes of Regional Significance

- Discretionary projects that impact Routes of Regional significance shall comply with the requirements of the adopted Action plans.

General Plan Performance Standards: Basic Routes

- The minimum acceptable operating levels of service on arterials, collectors, and intersections during peak hours shall be as follows:
 - a. Regional commercial portions of the Antioch Planning Area; intersections within 1,000 feet of a freeway interchange: Level of Service - Low E;
 - b. Residential and commercial portions of the Rivertown Focus Area; freeway interchanges: Level of Service - High D;
 - c. Residential and arterial roadways in non-Regional Commercial areas: Level of Service - Mid-range D

General Plan Performance Standards: School Facilities

- Design school facilities to avoid impending traffic on public streets before, during, and after normal school days.

Road Services

The Street Division of the Department of Public Works is responsible for street maintenance and repair, pavement overlays, street signs and pavement marking/stripping, streetlights, and street sweeping. The Division maintains 590 lane miles

of streets, and oversees repair and maintenance of 7,384 street lights. Priorities for street maintenance are established with the computer-based 'Paver' Pavement Management System (PMS) of the Metropolitan Transportation Commission (MTC). Maintenance falls into several categories including pothole patching (cold mix), crack filling, permanent patch paving (hot mix), surface sealing, and rehabilitation and reconstruction. Last year the Street Division resurfaced 210,000 square feet of street area and repaired 2,022 potholes. Funding for street maintenance comes from the Gas Tax Fund, Traffic Signal Fund, Measure C Tax Fund, Traffic Safety Fund, Street Impact Fund, NPDES-Stormwater Fund, and Maintenance District Funds. Funds currently available include \$5.7 million for streets, \$202,000 for signals, and \$725,000 for storm drainage.

Approximately 98 traffic signals are maintained by the Engineering Division with the exception of 11 signals maintained by the Contra Costa County Public Works Department.

Street sweeping is actually the responsibility of the Delta Diablo Sanitation District, which contracts with City Public Works to perform the work. The City is divided into 12 sub-areas, with residential sweeping once a month and major streets more often. Funds for this service are collected from the ratepayers as an assessment on property tax bills.

Water and Sewer Services

Water

Antioch's water system is maintained and operated by the City Public Works Department. Raw water supply is provided directly from the San Joaquin River and by Contra Costa Water District via the Contra Costa Canal. Water storage is provided by a 735 acre-foot municipal reservoir and 12 distribution reservoirs with a combined capacity of 24.7 million gallons. Water treatment for up to 36 million gallons per day (mgd) is provided by the City Water Treatment Plant located west of Lone Tree Way and north of James Donlon Boulevard. From there, water is distributed throughout the City via 326 miles of water mains, and to the County Fairgrounds. The City provides water service to approximately 30,500 accounts.

The City is currently working with the Delta Diablo Sanitation District (DDSD) to implement a recycled water program that will deliver recycled water to City parks and play fields, as well as the City-owned Lone Tree Golf Course.

A detailed review of Antioch's water system, including capacities and demands, was prepared as part of LAFCO's *Municipal Service Review/Sphere of Influence Updates: Water/Wastewater – East County* (October 2007). The study is available at the LAFCO office or website: www.contracostalafco.org

Current water demand is approximately 18.3 million mgd, based on a water usage of 183 gallons per capita per day.

The current Water System operating budget is \$19.5 million which is generated by the Water Enterprise Fund, with a projected revenue of \$ 22.3 million. The current annual cost per capita for water services is \$194 per year.

General Plan Performance Standards: Water Storage and Distribution

- Adequate fire flow as established by the Contra Costa County Fire protection District, along with sufficient storage for emergency drought situations and to maintain adequate service pressures.

Sewer

The City of Antioch operates a wastewater collection system only. Treatment and disposal are provided by the Delta Diablo Sanitation District (DDSD). The City currently serves approximately 30,500 connections through 319 miles of sewer mains.

A detailed review of Antioch's sewer collection system and the Delta Diablo Sanitation District's wastewater treatment and disposal system was prepared as part of LAFCO's *Municipal Service Review/Sphere of Influence Updates: Water/Wastewater – East County* (October 2007). The study is available at the LAFCO office or website: www.contracostalafco.org

The current Wastewater Collection System operating budget is \$2.1 million which is generated by the Wastewater Enterprise Fund, with a projected revenue of \$ 3.8 million. The current annual cost per capita for Wastewater Collection is \$21 per year.

General Plan Performance Standards: Sanitary Sewer Collection and Treatment Facilities

- Sanitary sewers (except for force mains) will exhibit unrestricted flow in normal and peak flows.
- Prior to approval of discretionary development projects, require written verification from the Delta Diablo Sanitation District that the proposed project will not cause the rated capacity of treatment facilities to be exceeded during normal or peak flows.

Parks, Recreation, Library and Cultural Services

Parks

The Parks Division of the Department of Public Works is responsible for maintenance and landscaping of all City parks, open space areas, landscaped street medians and public planter beds, public art, and over 31 miles of public trails.

Parks maintenance as well as new improvements are provided to 33 City parks ranging from small neighborhood parks to the 99-acre Prewett Family Water Park. These parks comprise approximately 322 acres. The Parks Division also collaborates with the Antioch Unified School District for shared park maintenance equipment and storage buildings. New projects include maintenance of the 'Memorial Grove' and participation in the 'Tree City USA' program, for which the City has received an award the past three years.

General Plan Performance Standards: Parks

- Provide for five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities. The City exceeds this standard when the trail system, the Costa Loma Regional Park, and the Lone Tree Golf Course are factored in.

Recreation and Cultural Services

The City Recreation Department operates a comprehensive recreation and leisure time program including aquatics, sports, leisure time activities, community events, Prewett Family Water Park, Senior Center, youth activities, and excursions. The Department, in conjunction with the Economic Development Department, also sponsors cultural events, the 4th of July Fireworks Show, and art shows centered in the Rivertown District. The Department provides over 300 instructional programs for pre-school, youth, adult, seniors, and on-line. In the 2006-07 Fiscal Year, there were 32,693 paid admissions to sporting events, 819,324 paid admissions to the Nick Rodriguez Community Center (performances and plays), and 133,138 paid admissions to the Prewett Park Aquatics Center. Recreation programs are funded by a number of Special Revenue Funds, and include General Fund transfers (\$1.2 million) and participation fees (\$2.0 million).

Library

The Antioch Branch Library is located at 501 W. Eighteenth Street. The Antioch Branch is part of the County Library System and is located in an approximate 11,000 square foot building that has been recently remodeled. The library is open 6-days a week from six to 10 hours per day, and receives financial assistance from the City (currently \$140,000 per year). With assistance from the Friends of Antioch Library, several specialized programs are provided, including local history resources, a Spanish language collection, Project Second Chance for adult readers, and internet access.

Solid Waste Collection and Disposal Services

Solid waste collection (garbage service) is provided under a City franchise by Allied Waste Services (a private company), with administrative offices in Pacheco, California. Antioch has converted to a 'single stream' waste program in which a 96-gallon yard waste container and a 64-gallon recycle container are provided and serviced bi-weekly with the basic weekly garbage service. Effective July 1, 2008, residential rates for the 3-container service are: 20-gallon - \$23.83 per month; 32-gallon - \$24.97 per month; 64-gallon - \$31.28 per month; and 96-gallon - \$36.50 per month.

Residential and commercial solid waste is presently transported for processing to the Contra Costa Transfer and Recovery Facility located three miles east of Martinez. Non-recyclable municipal solid waste, non-liquid industrial waste, and contaminated soil is disposed of at the Keller Canyon Landfill south of the City of Pittsburg. The current (2006 report year) diversion rate (percent of solid waste diverted from landfill disposal) for the City of Antioch is 47%. A 50% diversion rate is required to meet State standards under Assembly Bill 939. Under the new 'single stream' collection system, a diversion rate over 50% is anticipated.

Recycling Drop-off and Buy-Back Centers include Nexcycle facilities at Save Mart at 111 E. 18th Street, Food Maxx at 2950 Delta Fair Boulevard, and Antioch Recycling Center at 1305 Sunset Drive. The Delta Diablo Sanitation District operates a Household Hazardous Waste collection facility at 2500 Pittsburg-Antioch Highway. This facility will also accept electronic waste. The Contra Costa Transfer and Recovery Facility in Martinez operated by Allied Waste Services accepts electronic waste. Electronic waste can also be collected curbside for a fee, and there are numerous free e-waste events within the City each year.

SERVICE REVIEW DETERMINATIONS

In anticipation of reviewing and updating the City of Antioch Sphere of Influence, and based on the above-contained information, the following written Determinations are intended to fulfill the requirements of Government Code Section 56430(a).⁸

General Statements

- A. The City has been proactive in addressing community needs, public services, and necessary infrastructure improvements.
- B. Determinations relating to Antioch as adopted by the Commission in December 2007 as part of the East County Water and Wastewater Services Municipal Service Review remain valid and appropriate.

Infrastructure Needs and Deficiencies

- 1. Existing Infrastructure – City streets, water treatment plant and distribution system, sewage collection system, storm drainage system, neighborhood and community parks, the Police Facility, the Maintenance Service Center, the Nick Rodriguez Community Center, the Marina, the Lone Tree Golf Course, and facilities at Prewett Family Park meet acceptable standards for functionality and usability. Annual monitoring of existing infrastructure is accomplished through the annual Priority Work Plan.
- 2. The existing City Hall, constructed in 1980, is beginning to show signs of age. The need for new employee work stations is difficult to provide, and the building itself suffers from rainwater leakage.
- 3. Planned Infrastructure – The City maintains a comprehensive Capital Improvement Program (CIP) projects list, updated annually to reflect planned infrastructure and facilities improvements for a five-year period.
- 4. The CIP currently lists 102 projects estimated to cost \$136 million over the 5-year period. Funding for a majority of these projects has been identified, although fluctuations in grant funds and gas tax funds may require adjustments to the program.
- 5. Should the Northeast Antioch (PG&E Power Plant) Annexation proceed without including the two existing developed pockets of land, providing City and Sanitation District municipal services to these areas in the future will be difficult.

⁸ This report addresses the nine determinations previously required under Government Code § 56430. Changes to the code that became effective on January 1, 2008 now require analysis of six determinations.

6. Construction of additional travel lanes on State Highway 4 through Antioch, and completion of the State Highway 4 Bypass will remove a significant number of vehicles from local streets and collector streets, especially Lone Tree Way.
7. The City exceeds the General Plan Performance Standard of five acres of parks and parkland per 1,000 population.
8. The City meets the General Plan Performance Standard of 1.2 to 1.5 sworn police officers per 1,000 residents, with a current ratio of 1.38.

Growth and Population Projections for the Affected Area

9. Antioch's growth is consistent with the other cities within the East County area, and reflects the reality that much of the growth in Contra Costa County is slated for this area.
10. The City's growth is constrained on three sides: on the north by the San Joaquin River; on the east by the Cities of Brentwood and Oakley; and on the west by the City of Pittsburg. Growth on the south however, is unconstrained and already exhibits a pattern of suburban sprawl.
11. The City's adopted Urban Limit Line, while creating a 'development boundary' around the City, included over 1,000 acres of undeveloped land, limited the City Council to approving new housing units consistent with the Residential Development Allocation program, and reduced the number of housing units that could be approved until 2010 from 3,000 units to 2,000 units.
12. The Housing Element of the City's General Plan has been 'self-certified' by the City, meaning that the City was not able to satisfy the State Department of Housing and Community Development with respect to certification.
13. Even with the increased emphasis on economic development (through the General Plan and City Council direction) it still may not be possible for the City to attain a positive jobs-housing ratio by the year 2025.
14. The City has significant amounts of vacant residentially designated land both within the existing City Limits and within the General Plan Planning Area. Within the Planning Area, the General Plan anticipates that at buildout there will be 34,307 additional single-family dwellings and 13,628 multi-family dwellings.⁹ At the projected growth rate under the Residential Development Allocation Program (maximum of 600 units per year), buildout would not occur until the year 2088.
15. Within the existing City Limits and the General Plan Focus Areas, there exists sufficient land to meet the City's commercial (11.7 million square feet) and industrial (39 million square feet) needs beyond the year 2025.¹⁰

⁹ General Plan Land Use Element, Table 4.D, page 4-17 (as revised by Measure K)

¹⁰ Ibid.

Financing Constraints and Opportunities

16. The City's new two-year budget cycle will allow for more substantive periodic review and opportunities to make adjustments based on changes in revenues and expenditures.
17. For the past 15 years, the City has relied on new residential construction to expand its tax base (increased property tax increment). With the current slow-down in residential construction, this may be a contributing factor in a General Fund revenue shortfall being experienced in the current Fiscal Year. The City is utilizing its reserve fund (currently at \$6.3 million) to balance the General Fund.
18. The current budget dedicates over one-half (57%) of General Fund revenues to Police Services. This emphasis is reflected in the City Council's commitment to provide a safe environment within the City. Applying significant revenues to one function can cause disproportionate funding for other services, although none were specifically identified in this study.
19. The City's Enterprise Funds (which include water, sewer, the marina, and Prewett Family Park) are intended to be self-funding. For the most part, these funds generate more in revenues than are required for expenses, although they should be monitored regularly and fees adjusted accordingly.

Cost Avoidance Opportunities

20. Fire protection provided by the Contra Costa County Fire Protection District is serving the City well. With four existing fire stations, and in conjunction with the relocated Station No. 85, the City will have full coverage. The City also receives the services of a fire agency with a Class 3 ISO rating at a per capita cost of \$170.
21. The City contracts with US Bank to provide monthly 'lock box' processing of 30,500 water accounts, substantially reducing the City's costs to process these bills. Customers can now utilize a new on-line service for payment of water and sewer bills.

Opportunities for Rate Restructuring

22. A 'Master Fee Schedule' for all City-related charges and fees is adopted annually and becomes effective on July 1st of each year.

Opportunities for Shared Facilities

23. The new Capital Improvements Department (previously under the Engineering Administration and Engineering Services Divisions of the Community Development Department) now has the ability to coordinate all capital improvement projects, deliver projects in a timely manner, and keep projects on budget.

24. The new Neighborhood Improvement Services Division of the Community Development Department consolidates City-wide code enforcement activities as well as public education and the administrative citation process. This is a more comprehensive approach to a full range of City code compliance programs.
25. The City Geographic Information System (GIS) is administered by the Information System Department and operates out of the Public Works Department. At the present time, a number of 'map-type' services are available via the internet to the public, however detailed parcel and property information, General Plan land use, and zoning data is not yet available.

Government Structure Options

26. The City of Antioch has a long history of city government, having incorporated in 1872 as the 40th city in California. The long established traditions and 'way of doing business' provide stability for the City.
27. There are limited opportunities for changes to the existing government structure. The City operates under the Council-Manager form of government, which is considered appropriate for a city the size of Antioch. The City is receiving efficient and capable services from the Contra Costa County Fire Protection District, the Delta Diablo Sanitation District, and Allied Waste Services.
28. The East County Water/Wastewater MSR/SOI Update identified the following government structure option for the City of Antioch:

Consolidate sewer service with DDSD: The City provides wastewater collection services, while DDSD provides conveyance, treatment and disposal services to the City. The advantages of this option are potential economies of scale and other efficiencies that might be available due to the single-purpose focus of DDSD. Disadvantages include a potential increase in administrative costs, political opposition, and loss of local control for the services and infrastructure management within the city. In addition, City staff is shared across public works programs, an efficiency that would be impacted if the City no longer provided wastewater services. Further study would be needed to determine the merits of this option and benefit/costs which would affect ratepayers for both the City of Antioch and DDSD.

Evaluation of Management Efficiencies

29. Based on interviews with City staff and a review of relevant budget, program, and project documents, the following programs have been identified as exceptionally efficient or effective: recreation programs, Rivertown revitalization, the Finance Department, Senior Center, the Parks Division of the Department of Public Works, the Antioch Marina, and the Arts and Cultural Foundation.

Local Accountability and Governance

30. The City provides and maintains an extensive website. This website provides a wealth of information and is fairly easy to navigate. As in most public agencies, information can become outdated and needs to be monitored by the City Webmaster. The website also includes electronic agendas and minutes for the City Council and all Commissions and Committees. It would be more helpful to include Staff Reports as well as attachments and maps and diagrams for each of these decision-making bodies.
31. City Council meetings are broadcast live on the internet. Past meetings are also available for viewing on the City's website.
32. The City does not participate in the East County Habitat Conservation Joint Powers Agency, which is responsible for the regional habitat conservation plan and fee program.
33. The elected City Clerk and the elected City Treasurer provide important 'oversite' functions including records management, Statement of Economic Interest filings, filing of monthly financial reports, and overseeing travel expenses.

SPHERE OF INFLUENCE RECOMMENDATIONS AND DETERMINATIONS

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that LAFCO review and update the sphere of influence (SOI) for each of the special districts and cities within the county.

Given the considerations addressed in the Municipal Service Review, three options are identified for the City of Antioch SOI:

- **Retain the Existing SOI**
If LAFCO determines that the existing government structure is appropriate, then the existing SOI should be retained. This option would enable the City to continue to include the areas within its SOI in its long-term planning.
- **Reduce the SOI**
If LAFCO determines that an area or community should be served by an agency other than the City of Antioch, or if the City has no plans to annex the area or community within the foreseeable future (10-20 years), then reducing the City's SOI would be appropriate. Examples of areas which could be removed from the City's existing SOI include open water areas of the San Joaquin River; areas located on the periphery designated as permanent open space (Contra Loma Regional Park); and areas outside the Urban Limit Line (portion of Roddy Ranch). Removal of these areas would not impact current services, but may affect capital improvements and long-term planning for these areas.
- **Adjust the SOI to Coincide with the City's Urban Limit Line (Measure K)**
If LAFCO determines that the City has the capacity to extend municipal services to these areas in a timely manner, and that such an expansion is supported by this MSR; and further, determines that it would benefit the region, then adjusting the City's SOI would be appropriate.

Recommendations

It is recommended that the existing Sphere of Influence for the City of Antioch be adjusted to coincide with the City's Urban Limit Line. This includes eliminating the sphere within the open water area of the San Joaquin River, excluding the Contra Loma Regional Park area, removing 1,250± acres of the Roddy Ranch, and adding approximately 200 acres of the Ginochio Property for a net reduction 2,500± acres. (Refer to Exhibit C)

The intent of an SOI is to identify the most appropriate areas for an agency's extension of services in the foreseeable future. Pursuant to the Contra Costa LAFCO policies relating to SOIs, LAFCO discourages inclusion of land in an agency's SOI if a need for services provided by that agency within a 5-10 year period cannot be demonstrated. Accordingly, territory included in an agency's sphere is an indication that the probable need for service has been established, and that the subject agency has been determined by LAFCO to be the most logical service provider for the area.

In limiting the Antioch SOI to the current Urban Limit Line, the City will be able to develop detailed infrastructure plans and place an emphasis on more compact development. This in turn will reduce the City's urban footprint, preserve open space and sensitive land, and provide for more efficient municipal services and facilities.

In determining the SOI for an agency, LAFCO must consider and prepare written determinations with respect to four factors (Government Code §56425(e)). These factors relate to the present and planned land uses including agricultural and open-space lands, the present and probable need for public facilities and services, the present capacity of public facilities and adequacy of public services, and the existence of any social or economic communities of interest in the area.

Further, Contra Costa LAFCO policies relating to SOIs specify that future requests for SOI amendments should address all relevant factors of Government Code §56668. Such requests should also specify how the policies of the CKH Act will be fostered with respect to the 1) orderly formation of local agencies (§56001) and 2) preservation of open space (§56059) and prime agricultural land (§56064), both within the existing boundaries of the agency and the proposed SOI of the agency (§56377).

LAFCO will need to rely on the appropriate CEQA documents to provide the necessary analysis to support and enable LAFCO to make such determinations relating to land uses and services per the Government Code.

These factors will need to be substantively addressed in a CEQA document, as a prerequisite for an SOI reduction.

The voter approved urban limit line did not undergo an environmental review process. There is currently no environmental documentation available, either for the establishment of the ULL, or for future development within the area that evaluates the impacts of expanding municipal services outside the existing City Limits and within the ULL.

Table 1 - City of Antioch

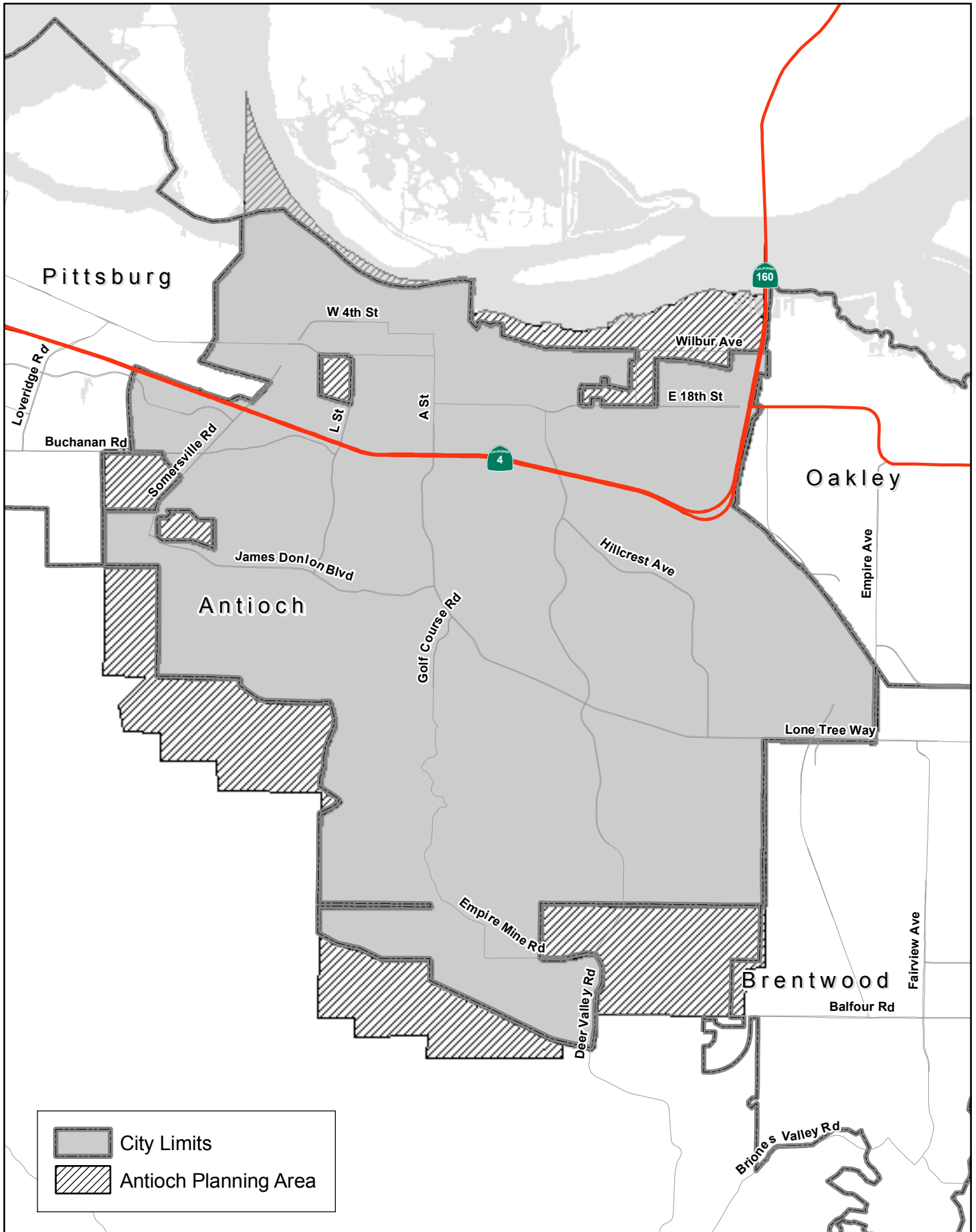
SOI Issue Analysis



Issue	Comments
SOI update recommendation	Adjust the SOI to coincide with the City of Antioch Urban Limit Line.
Services provided	The City provides a full range of municipal services including police, water treatment and distribution, wastewater collection, stormwater, parks, recreation (including marina and golf course), streets, landscape and related maintenance services directly, and provides wastewater treatment and disposal, solid waste collection, street sweeping, and library services through arrangements with other public and private entities.
Present and planned land uses in the area	The City comprises substantial urban development, including residential, commercial and industrial and some open space lands. The City has an active community development program, with a number of large projects in progress. Development areas are further defined by Measure K, which establishes an Urban Limit Line for the City.
Potential effects on agricultural and open space lands	Overall, open space uses, including agriculture, open water, recreational land, and vacant land account for approximately half of the land within the City and 60% of unincorporated land within the General Plan Planning Area. As much as 1,300 acres are in agricultural use.
Projected growth in the City	The population in the City is expected to continue to grow, with an estimated annual growth rate of 0.89%. There will continue to be a need for City services. Residential growth is limited under the Residential Development Allocation Program, while commercial and industrial development is being emphasized under the 2003 General Plan.
Present and probable need for public facilities and services in the area	<p>There will be a need for extension of public facilities and the provision of additional public services to new development areas. The City has developed infrastructure master plans to insure the proper size, location, and timing of infrastructure improvements. The City also charges participation fees and has established other mitigation fee programs and exactions to insure that adequate public services are available to new development.</p> <p>Likewise, areas within the City already receiving services are monitored for proper operation, replacement and rehabilitation, or reconstruction.</p>
Opportunity for infill development rather than SOI expansion	Within the existing developed areas of the City, there are still 1,176 acres of vacant land which is zoned for development (residential, commercial, industrial). In addition, the City has identified nearly 5,000 acres within eight 'Focus Areas' that have significant vacant land for future development.

Service capacity and adequacy	<p>The present capacity of public facilities, including streets, water, sewer, storm drainage, and parks is regularly monitored. There are no identified deficiencies in the City's public facilities.</p> <p>Public services including police protection, fire protection, and emergency medical services provided by those agencies that are trained, equipped and readily available to perform their duties. There are no identified deficiencies in the City's public services.</p>
The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	<p>The City incorporated in 1872 and has a long history as an established community. No other competing communities have been identified. The corporate boundary separating Antioch from Pittsburg has been established, as well as the corporate boundary between Antioch and Brentwood and Oakley. No changes to these boundaries are anticipated.</p>
Effects on other agencies	<p>Adjusting the SOI to coincide with the ULL would have no direct effect on other agencies.</p>
Potential for consolidations or other reorganizations when boundaries divide communities	<p>The City's boundaries do not divide communities. Consolidation with DDSD would require further study.</p>
Location of facilities, infrastructure and natural features	<p>City facilities are primarily located in the Rivertown commercial area and areas immediately adjacent. The City is bounded on the north by the San Joaquin River, on the east by the Cities of Brentwood and Oakley, on the south by the ridges and narrow valleys approaching the Diablo Range, and on the west by the City of Pittsburg and the Black Diamond Mines Regional Preserve.</p>
Willingness to serve	<p>The City wishes to continue to provide services within its corporate boundary and to determine the most efficient way to provide services within its SOI.</p>
Potential environmental impacts	<p>Any environmental issues associated with an adjusted sphere as proposed will need to be identified through the Initial Study process and the preparation of an appropriate environmental document.</p>

* * * *

Exhibit A: City of Antioch and Planning Area



	City Limits
	Antioch Planning Area

Map created 8/4/2008
 by Contra Costa County Conservation and Development Department,
 Community Development Division-GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37.59:48.455N 122:06:35.384W

This map or dataset was created by the Contra Costa County Conservation and Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

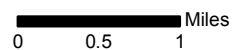
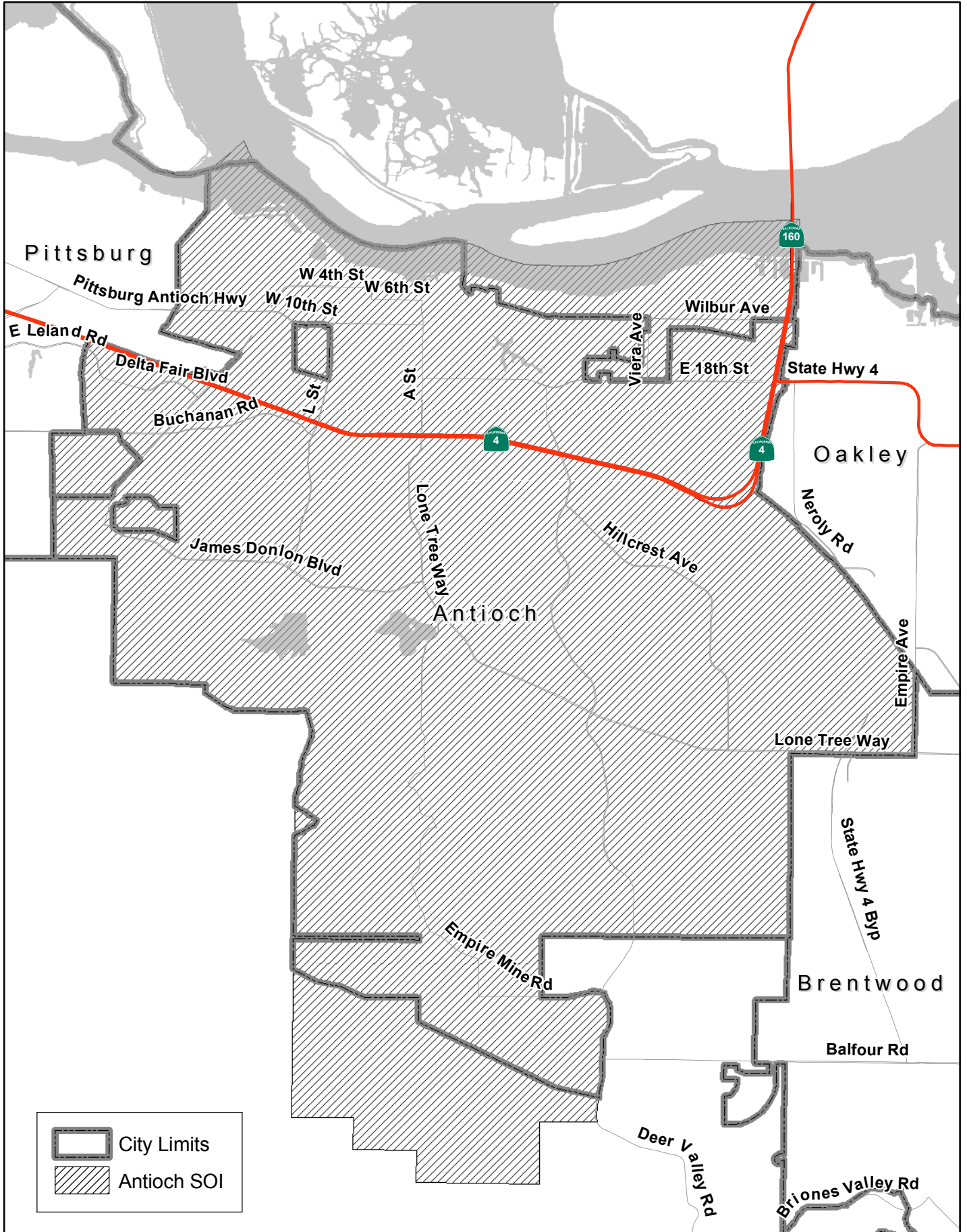


Exhibit B: Current City of Antioch Sphere of Influence



Map created 8/4/2008
 by Contra Costa County Conservation and Development Department,
 Community Development Division-GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37.59:48.455N 122.06:35.384W

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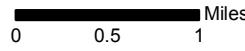
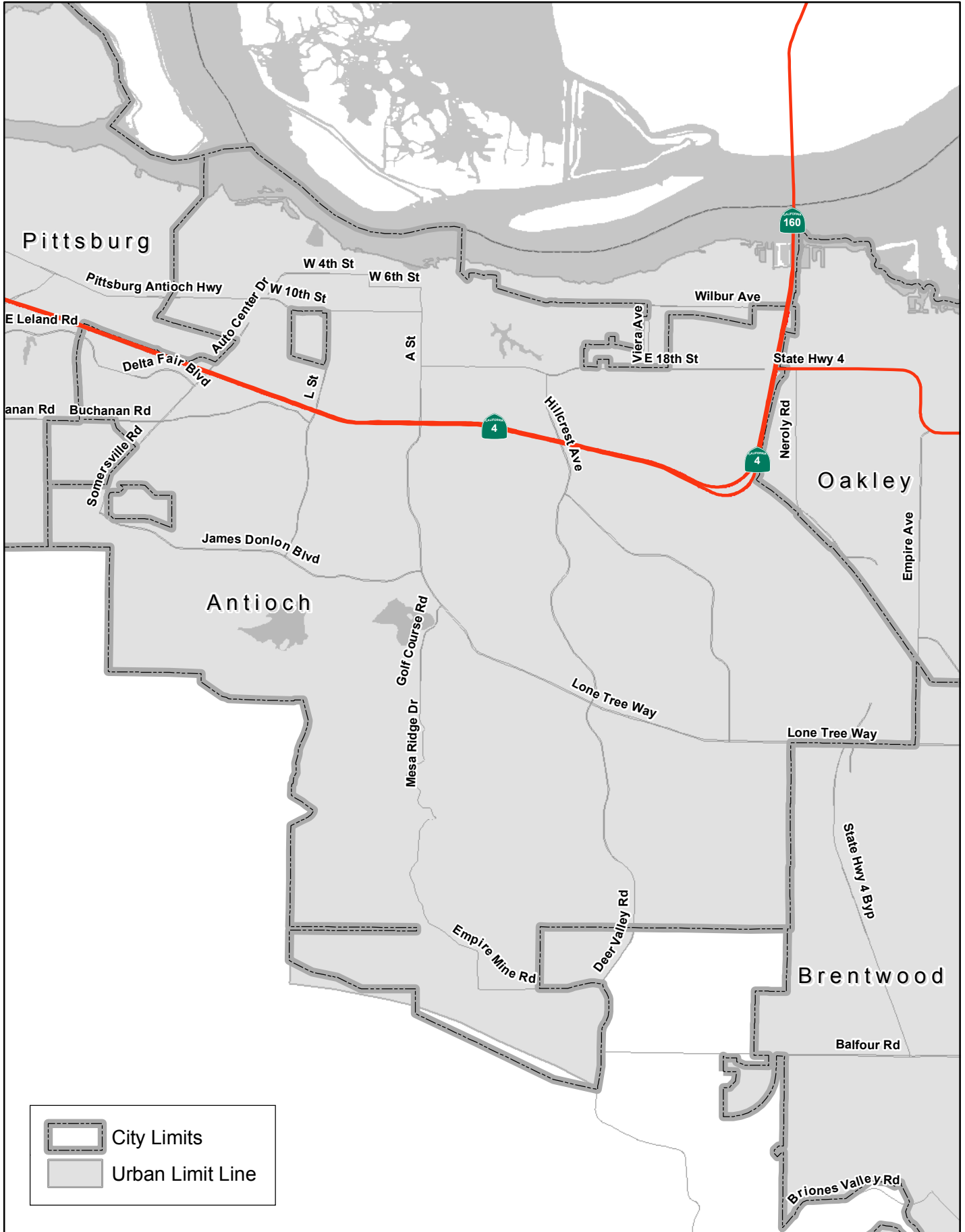




Exhibit C: City of Antioch and Voter Approved ULL



	City Limits
	Urban Limit Line

Map created 8/4/2008
 by Contra Costa County Conservation and Development Department,
 Community Development Division-GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
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