



PARKS & RECREATION COMMISSION MEETING

Antioch City Hall
200 H Street
Antioch, CA 94509

Thursday
February 17, 2022
7:00 p.m.

AGENDA

*Parks and Recreation Commission Meetings are live-streamed at
<https://antiochca.gov/parksandrecreationmeeting>*

Notice of Opportunity to Address the Parks and Recreation Commission

There are two ways to submit public comments to the Commission:
Prior to 5:00pm the day of the meeting written comments may be submitted electronically to the Director of Parks and Recreation at the following email address:
bhelfenberger@antiochca.gov. Include your comments in the email communication.

All comments received before 5:00 pm the day of the meeting will be provided to the Parks and Recreation Commissioners at the meeting. **Please indicate the agenda item and title in your email subject line.**

After 7:00 the day of the meeting and during the meeting all comments may be submitted verbally by dialing (925) 779-7078. Call-in comments will be heard by Commissioners during the meeting. Members of the public attending the meeting in person may speak during "public comments" or during an agenda item.

Individuals may view the agenda and related writings on the City of Antioch website: www.antiochca.gov. In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.



PARKS & RECREATION COMMISSION MEETING

February 17, 2022

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

Residents are given the opportunity to address the Commission on Park and Recreation issues not on the regular agenda.

V. APPROVAL OF MINUTES

Recommended Action:

1. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of January 20, 2022.

VI. BUSINESS

1. Recommendation to Approve Laurel Ranch Parks Conceptual Landscape Plans
2. Senior Center and Nick Rodriguez Community Center Programs Updates from Recreation Supervisor Monserrat Cabral
3. Discussion on Possible Locations for Exercise Equipment in City Parks and Trails

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff Communication
2. Commission Communication

VIII. ADJOURNMENT

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PARKS & RECREATION COMMISSION MEETING

Thursday
January 20, 2022
7:00 p.m.

ANNOTTATED AGENDA

I. CALL TO ORDER

Call to Order by Chair Arce at 7:02 pm

II. PLEDGE OF ALLEGIANCE

Chair Arce led the Pledge of Allegiance

III. ROLL CALL

*Commissioners Present: Arce, Eubanks, King, Knight
Commissioners Absent: Belche, Foster, Peckenham
Staff Present: Brad Helfenberger, Parks and Recreation Director
Carlos Zepeda, Deputy Public Works Director
Rosanna Bayon-Moore, Assistant City Manager
Bree Pires, Recreation Supervisor*

IV. PUBLIC COMMENTS

Residents are given the opportunity to address the Commission on Park and Recreation issues not on the regular agenda.

There were no public comments.

V. APPROVAL OF MINUTES

Recommended Action:

1. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of November 18, 2021.

Motion to Approve Minutes for Meeting of November 18, 2021

*Motion: Knight, Second: Eubanks 4 Yes / 0 No
3 Absent*

VI. BUSINESS

1. Election of Chair and Vice-Chair

Individuals may view the agenda and related writings on the City of Antioch website: www.antiochca.gov. In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

Director Helfenberger explained the process for nominating the Chair and Vice-Chair, which happens at the first meeting of each calendar year.

*Motion to select Commissioner Arce as Chair of the Parks and Recreation Commission
Motion: Knight, Second: Eubanks
4 Yes /0 No
3 Absent*

*Motion to select Commissioner Knight at Vice-Chair of the Parks and Recreation Commission
Motion: Arce, Second: King
4 Yes /0 No
3 Absent*

2. Water Park and Aquatics Program Updates from Recreation Supervisor Bree Pires

Director Helfenberger introduced Supervisor Pires, who gave an overview of the process of re-opening the Antioch Water Park after the COVID-19 pandemic and a preview of changes and updates planned to be implemented this summer.

No action was taken on this item.

3. Overview of City Funds Available for Park Improvements

Director Helfenberger provided an overview of the various funds available for park acquisition and development, the current balances of each fund, and restrictions on how each can be used.

No action was taken on this item.

4. Overview of Park Accessibility Policy and Applicability to New Developments

Director Helfenberger provided an overview of the Park Accessibility Policy adopted in 2021 and also explained that the policy would apply to any new development approved after the policy was implemented.

No action was taken on this item.

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff Communication

Director Helfenberger shared information on upcoming events commemorating the City's Sesquicentennial of Incorporation. The first event is scheduled for February 6th, which is the anniversary of incorporation.

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Deputy Director Zepeda shared information about a traffic study conducted on James Donlon Blvd and that the City applied for grant funding for safety improvements in the area. There will also be landscape enhancements at City Park.

2. Commission Communication

Chair Arce expressed appreciation for the presentation series from the Recreation Supervisors.

VIII. ADJOURNMENT

Motion: Arce, Second: Knight

4 Yes /0 No

3 Absent

Meeting Adjourned at 7:53 pm

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STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE: Regular Meeting of February 17, 2022

TO: Parks and Recreation Commission

SUBMITTED BY: Andrew Little, Senior Engineer (Consultant)

REVIEWED BY: Carlton Thompson, Assistant City Engineer

APPROVED BY: John Samuelson, Public Works Director/City Engineer

SUBJECT: Recommendation to Approve Laurel Ranch Parks Conceptual Landscape Plans

RECOMMENDED ACTION

Staff recommends that the Parks and Recreation Commission recommend approval of the "Laurel Ranch Parks" Conceptual Landscape Plans to the Planning Commission and City Council subject to the conditions in this report and as discussed in the meeting.

DISCUSSION

The Laurel Ranch subdivision project was approved by the City Council on September 27, 2016 consisting of approximately 11 acres of passive open space and 15,889 square feet (SF) of neighborhood park.

Several of the Conditions of Approval include:

- 1) The developer shall have designed and constructed a 10,720 SF park (Parcel A) and a 5,169 SF park (Parcel B), which shall be maintained by a developer established HOA. The parks shall be approved by the Parks and Recreation Commission and Planning Commission prior to recordation of the final map containing the 45th lot. Construction of Parcel 'A' (Park) shall be completed prior to the issuance of the building permit to construct the 65th "Private Lane Home". Construction of Parcel 'B' (Park) shall be completed prior to the issuance of the 60th "Single Family Home" building permit.
- 2) The park designs shall be reviewed and approved by the Parks and Recreation Commission, Planning Commission, and City Council.

- 3) This project is subject to the current Community Park Fee and Future Community Park Fees as established and levied by the City Council.

These items are to be reviewed by the Parks and Recreation Commission and recommendations made to the Planning Commission and City Council. Staff has reviewed the conceptual plans and recommends the Parks and Recreation Commission consider the following conditions in their recommendation to the Planning Commission and City Council.

Parcels A & B – Laurel Ranch Parks

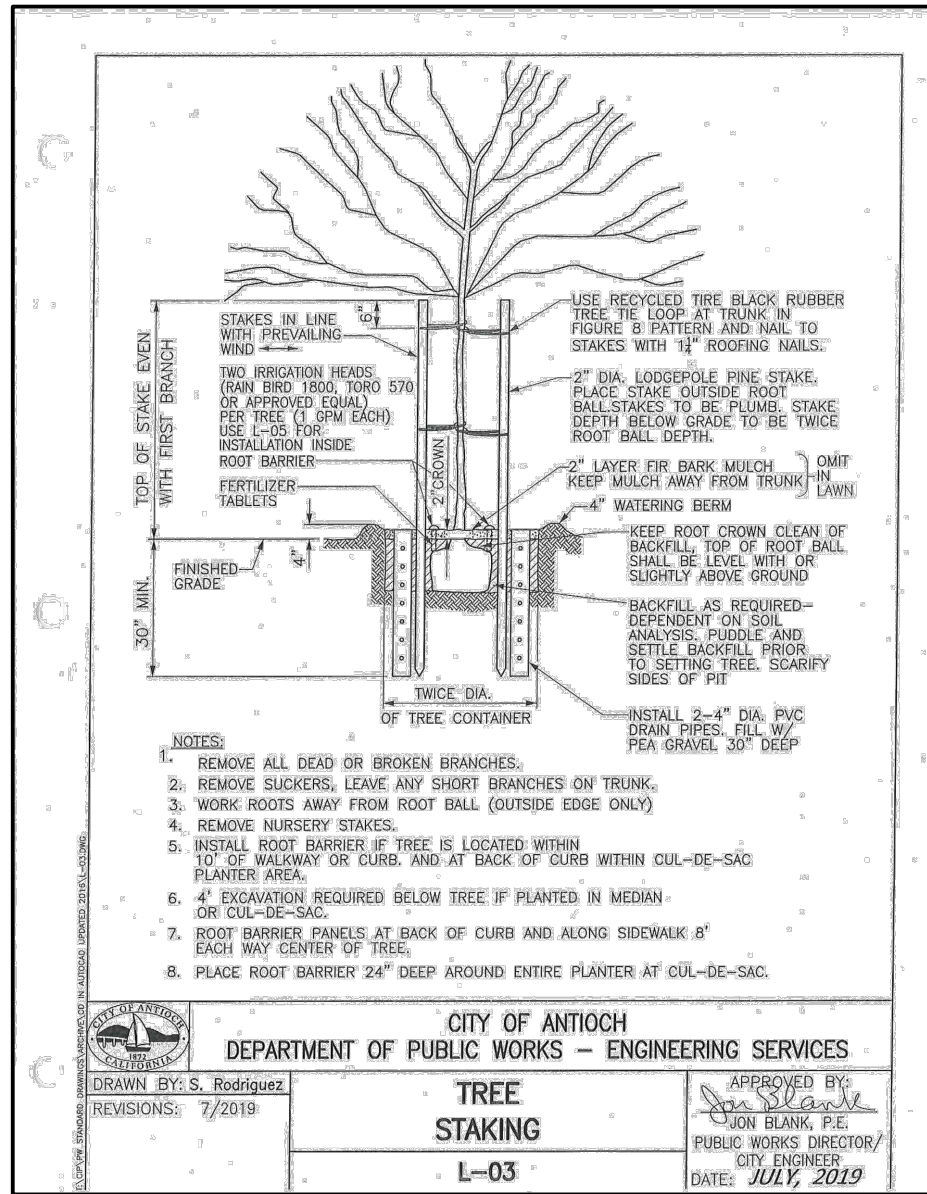
- 1) Surface treatments, fencing, planting, irrigation and other items shall be complementary to Laurel Ranch and City Park standards for ease of maintenance as approved by the City Engineer.
- 2) Provide pathway security lighting with motion sensor and dimming features as approved by the City Engineer.
- 3) Provide for adequate and positive drainage of all site areas as approved by the City Engineer
- 4) Provide bollards at all street access points as approved by the City Engineer.
- 5) Provide a three (3') foot high, black vinyl clad perimeter fence or other means of preventing vehicle access to the parks along all street frontages as approved by the City Engineer.
- 6) Provide enough trash and recycling receptacles, especially at locations where paths meet as approved by the City Engineer.
- 7) Provide barbecue areas near picnic areas as approved by the City Engineer and Parks and Recreation Commission.
- 8) Furnish and install standard City of Antioch park name signs as well as park watch signs at the main park entrances as approved by the City Engineer.
- 9) Children play area will be accessible with poured-in-place mat.
- 10) Install two play lots large enough to accommodate two sets of play structures including swings per playground standards and consumer products safety commission (CPSC) directives. One set of structures for children ages 2-5 and the second set for children ages 5-12.
- 11) Provide drinking fountains near the children's play area and meadow/field.
- 12) Provide bicycle racks near the main play areas and meadow/field as approved by the City Engineer.
- 13) All concrete walkways around the park are either 5 or 8 feet wide.
- 14) Provide 8' wide pathways and resting/viewing areas for the "Open Space" area. Materials will be determined and approved by the City Engineer

- 15) Construct a shade structure near the play area over 35% of the group picnic tables as approved by the City Engineer.
- 16) Provide ADA compliant ramps opposite all paths with crosswalks, signs, and legends as approved by the City Engineer.
- 17) Fencing adjacent to residential lots shall be 6 feet black vinyl clad chain link, or as approved by the City Engineer.
- 18) Fencing adjacent to "Open Space" (trails and basins), shall be 3 feet black vinyl clad chain link, or as approved by the City Engineer.

ATTACHMENTS:

- A. "Laurel Ranch" Conceptual Landscape Plans
- B. Resolution 2016/95
- C. Playground Accessibility Policy

ATTACHMENT "A"



OPEN SPACE TO BE HYDROSEEDED WITH NATIVE SEED MIX AND PLANTED WITH NATIVE OAKS

SEE SHEET L5 FOR TRAIL ENLARGEMENT

MAILBOX CLUSTER LOCATIONS SEE SHEET L10 FOR DETAIL

SEE SHEET L3 FOR COMMUNITY PARK ENLARGEMENT

SEE SHEET L4 FOR PASSIVE GREEN SPACE ENLARGEMENT

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

THE PROJECT FEATURES A COMMUNITY PARK SPACE THAT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE PARK. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS. A PASSIVE GREEN SPACE WITH BENCHES CAN BE USED BY THE COMMUNITY TO MEDITATE AND ENJOY THE OUTDOORS, WHILE A TRAIL STAGING AREA THAT CONNECTS TO THE ADJACENT FUTURE TRAIL WILL PROVIDE PET WASTE STATIONS TO ALLOWS PET LOVERS TO TAKE THEIR FURY FRIENDS ON TRAIL WALKS.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.



PROJECT ENTRY SEE ENLARGEMENT SHEET L2

FUTURE C.3 SITE FOR COMMERCIAL PROPERTY BY OTHERS

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40' WIDE/40' HIGH	MEDIUM
FRAXINUS O. RAYWOOD'	RAYWOOD ASH	24" BOX	25' WIDE/30' HIGH	MEDIUM
LAGERSTROEMIA I. MUSKOGEE'	CRAPE MYRTLE	24" BOX	15' WIDE/25' HIGH	LOW
MAYTENUS BOARIA	MAYTEN TREE	24" BOX	20' WIDE/30' HIGH	MEDIUM
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	45' WIDE/45' HIGH	LOW
PYRUS C. BRADFORD'	BRADFORD PEAR	24" BOX	30' WIDE/45' HIGH	MEDIUM
QUERCUS LOBATA	VALLEY OAK	24" BOX	50' WIDE/50' HIGH	LOW
PARK TREES				
PYRUS C. CHANTICLEER'	CHANTICLEER PEAR	24" BOX	15' WIDE/40' HIGH	MEDIUM
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40' WIDE/35' HIGH	MEDIUM
BASIN TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15' WIDE/15' HIGH	LOW
OPEN SPACE TREES				
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	70' WIDE/50' HIGH	LOW
QUERCUS LOBATA	VALLEY OAK	24" BOX	50' WIDE/50' HIGH	LOW

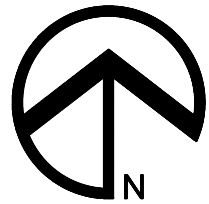
MAILBOX CLUSTER LOCATIONS SEE SHEET L10 FOR DETAIL

MAILBOX CLUSTER LOCATIONS SEE SHEET L10 FOR DETAIL

SEE SHEET L6 FOR BIO-RETENTION ENLARGEMENT

NOTES:

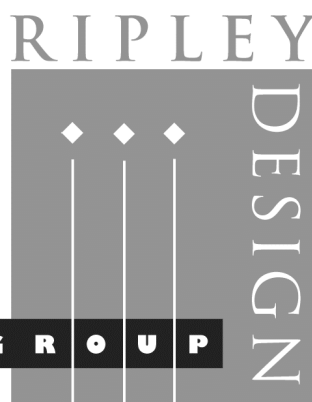
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS. SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

KB HOME
NORTH BAY

4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534

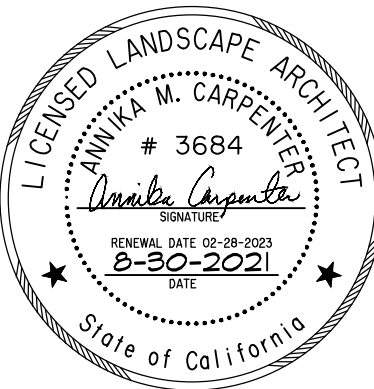
TEL. 707-389-7516

PROJECT:

LAUREL
RANCH
-
SUBDIVISION
8741

ANTIOCH,
CALIFORNIA

LANDSCAPE
SITE PLAN



PROJECT #:

DATE: AUG. 30, 2021

SCALE: 1"=100'

DRAWN BY: CL

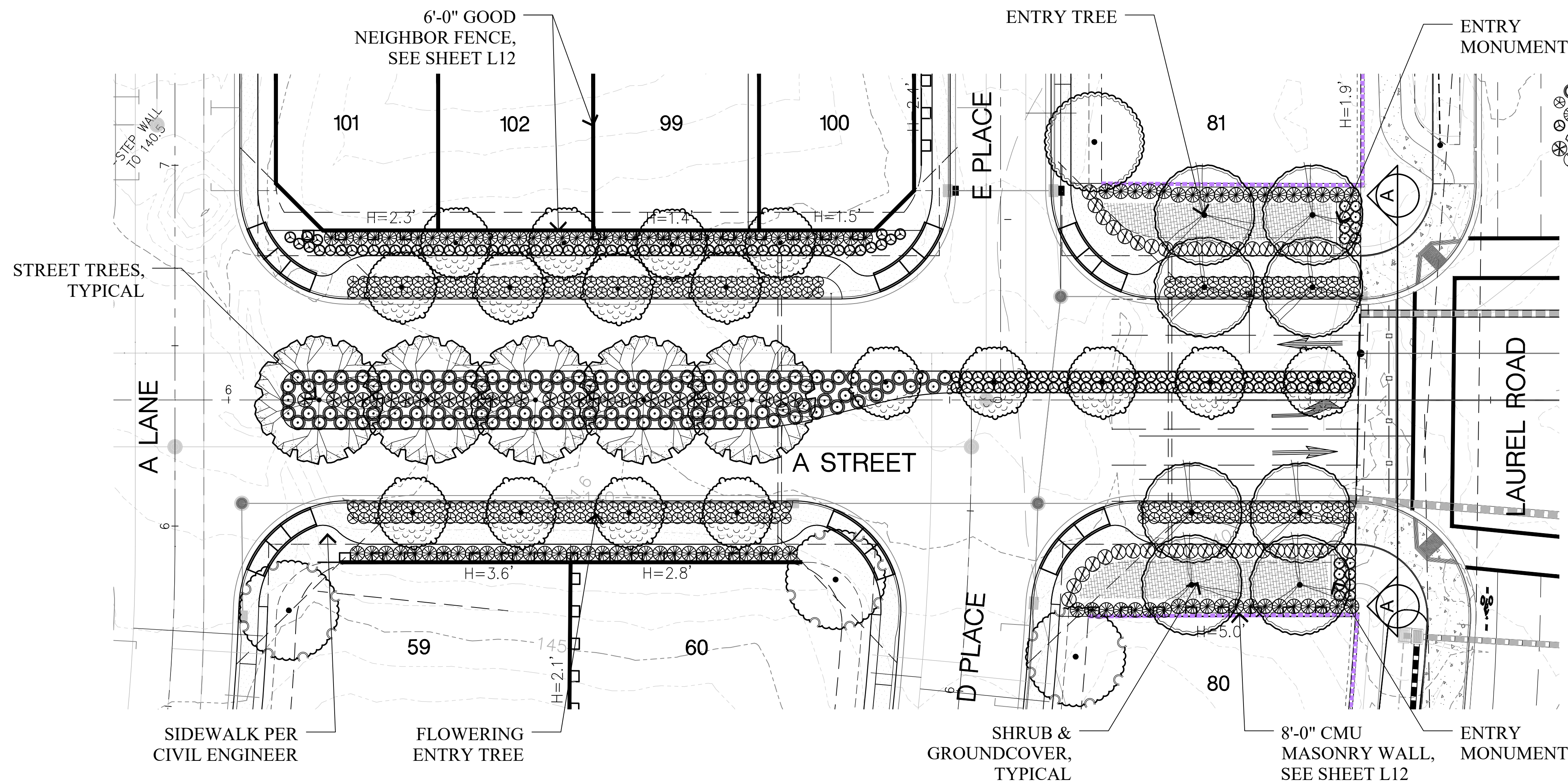
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REVISIONS:

SHEET

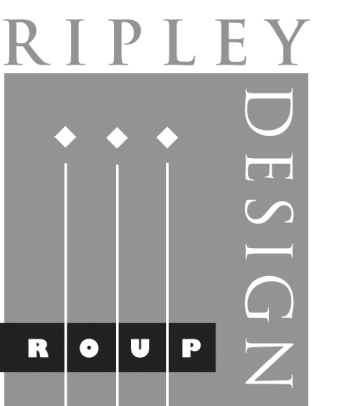
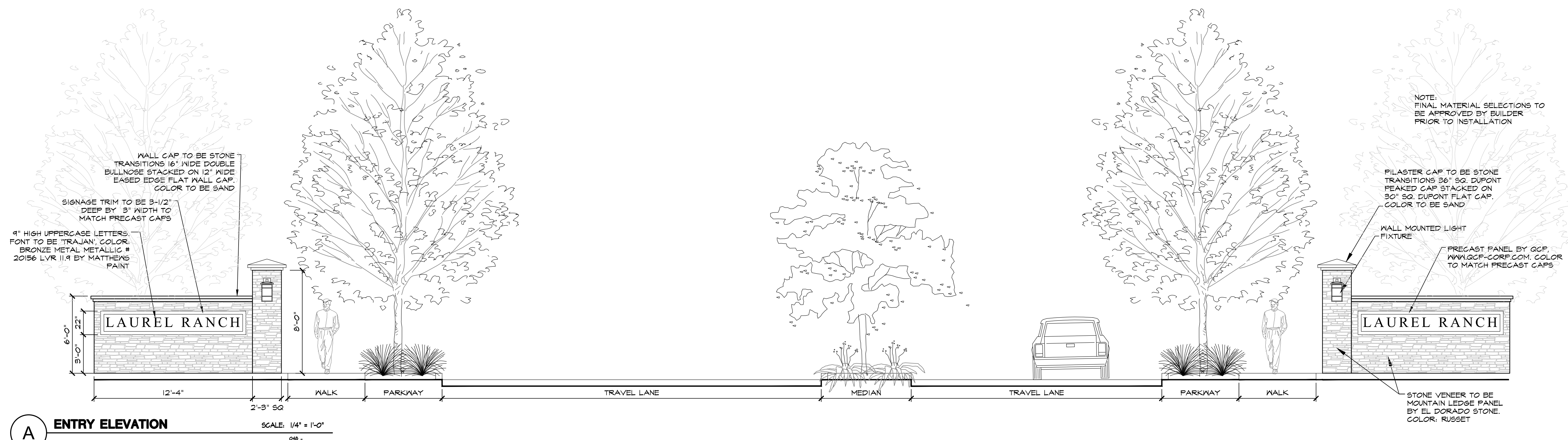
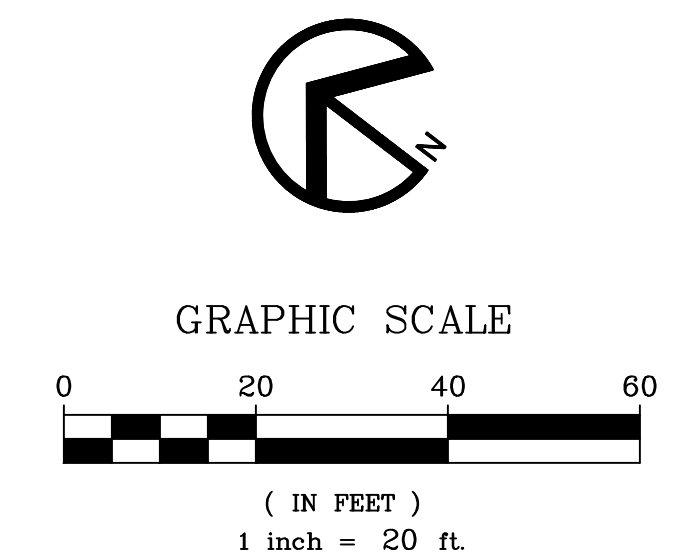
L1

OF L12 SHEETS



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
TREES			
CELTIS SINENSIS	CHINESE HACKBERRY	MEDIUM	30' O.C.
LAGERSTROEMIA I. MUSKOGEE'	GRAPE MYRTLE	LOW	30' O.C.
PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	30' O.C.
QUERCUS LOBATA	VALLEY OAK	LOW	30' O.C.
SHRUBS			
CISTUS X SKANBERGII	PINK ROCKROSE	LOW	48" O.C.
DIETES IRIDIODES	FORTNIGHT LILY	LOW	36" O.C.
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	LOW	48" O.C.
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	36" O.C.
LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	MEDIUM	36" O.C.
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	LOW	48" O.C.
PITTOSPORUM T. 'WHEELERS DWARF'	DWARF MOCK ORANGE	MEDIUM	48" O.C.
GROUNDCOVERS			
MUHLBERGIA CAPILLARIS 'REGAL MIST'		LOW	36" O.C.
PINK-RED MUHLY			



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

**KB HOME
NORTH BAY**

4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534

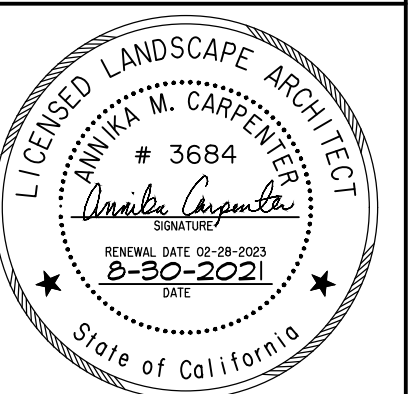
TEL. 707-389-7516

PROJECT:

**LAUREL
RANCH
-
SUBDIVISION
8741**

ANTIOCH,
CALIFORNIA

**ENTRY ROAD
ENLARGEMENT**



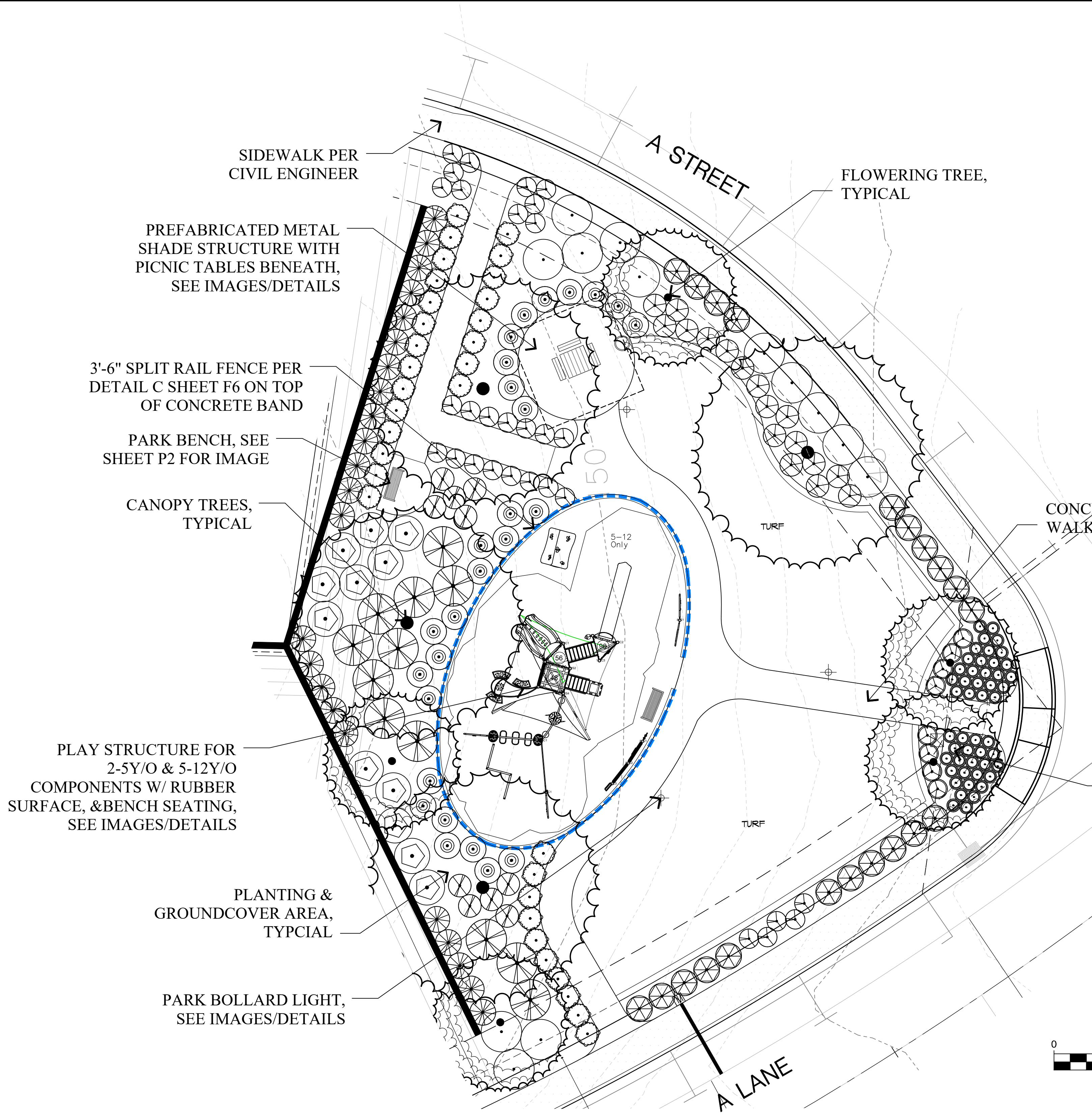
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CHECKED BY: AMC

REVISIONS:

SHEET

L2

OF L12 SHEETS



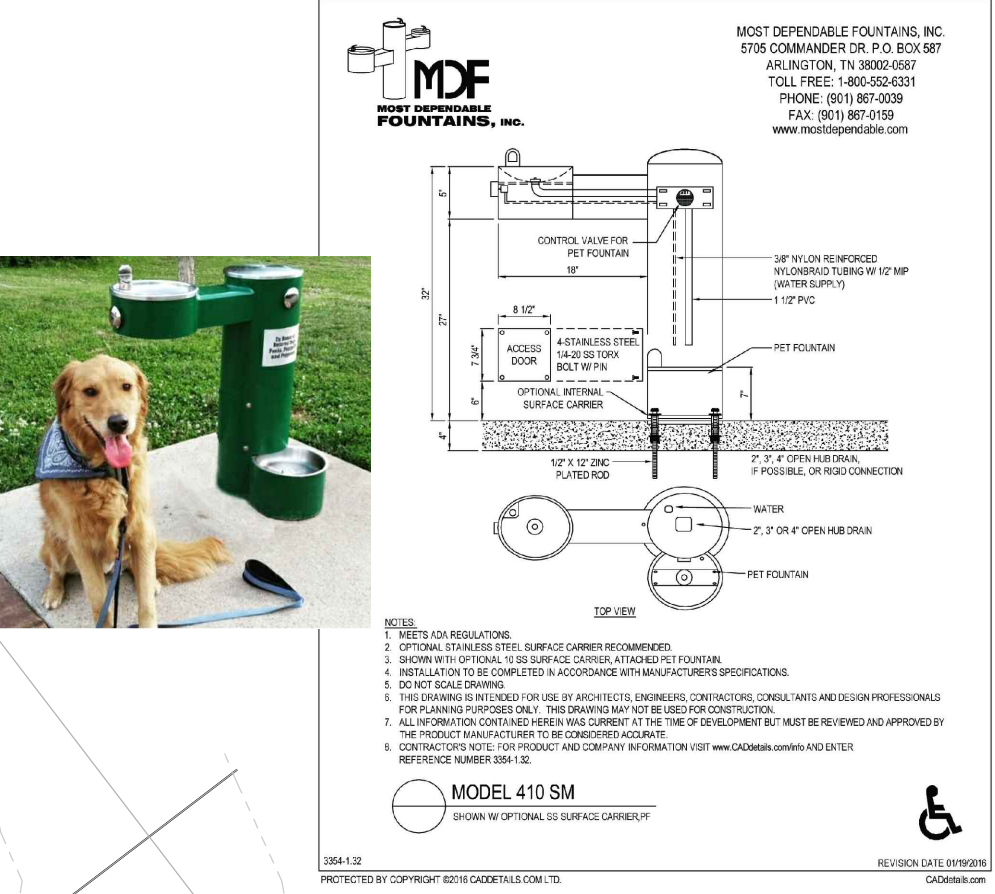
PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
TREES			
PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	MEDIUM	AS SHOWN
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	MEDIUM	AS SHOWN
SHRUBS			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C.
ARCTOSTAPHYLOS H. 'KEN TAYLOR'	KEN TAYLOR MANZANITA	LOW	60" O.C.
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C.
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	48" O.C.
DIETES IRIODODES	FORTNIGHT LILY	LOW	42" O.C.
MUHLBERGIA DUBIA	PINE MUHLY	LOW	36" O.C.
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	LOW	42" O.C.
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW	48" O.C.
ROSA X 'CECILE BRUNNER'	CECILE BRUNNER ROSE	LOW	60" O.C.
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C.
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C.
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	48" O.C.

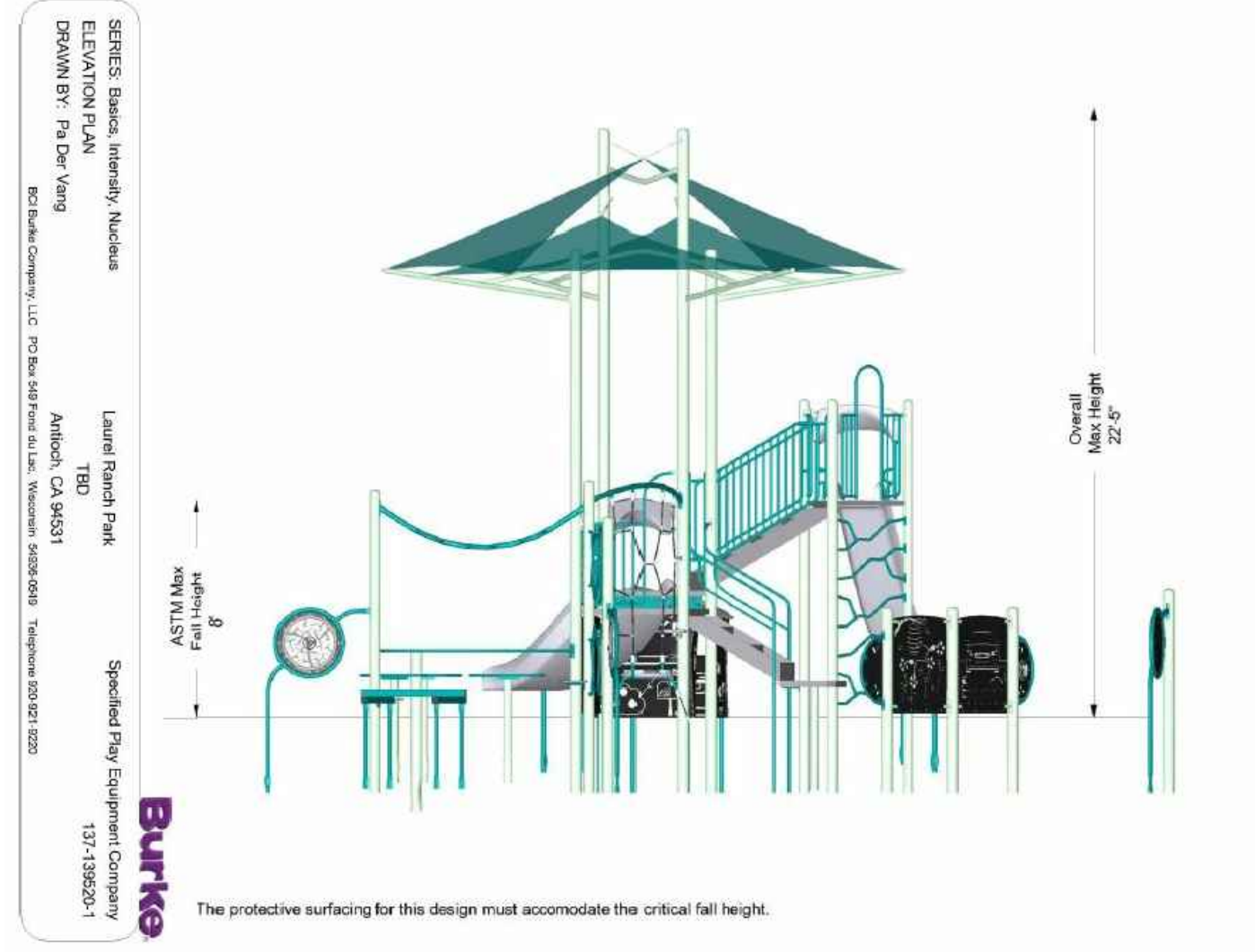
GROUNDCOVERS		
TURF	BOLERO	TALL FESCUE TURF
		AVAILABLE FROM DELTA BLUE GRASS - SODDED
		HIGH



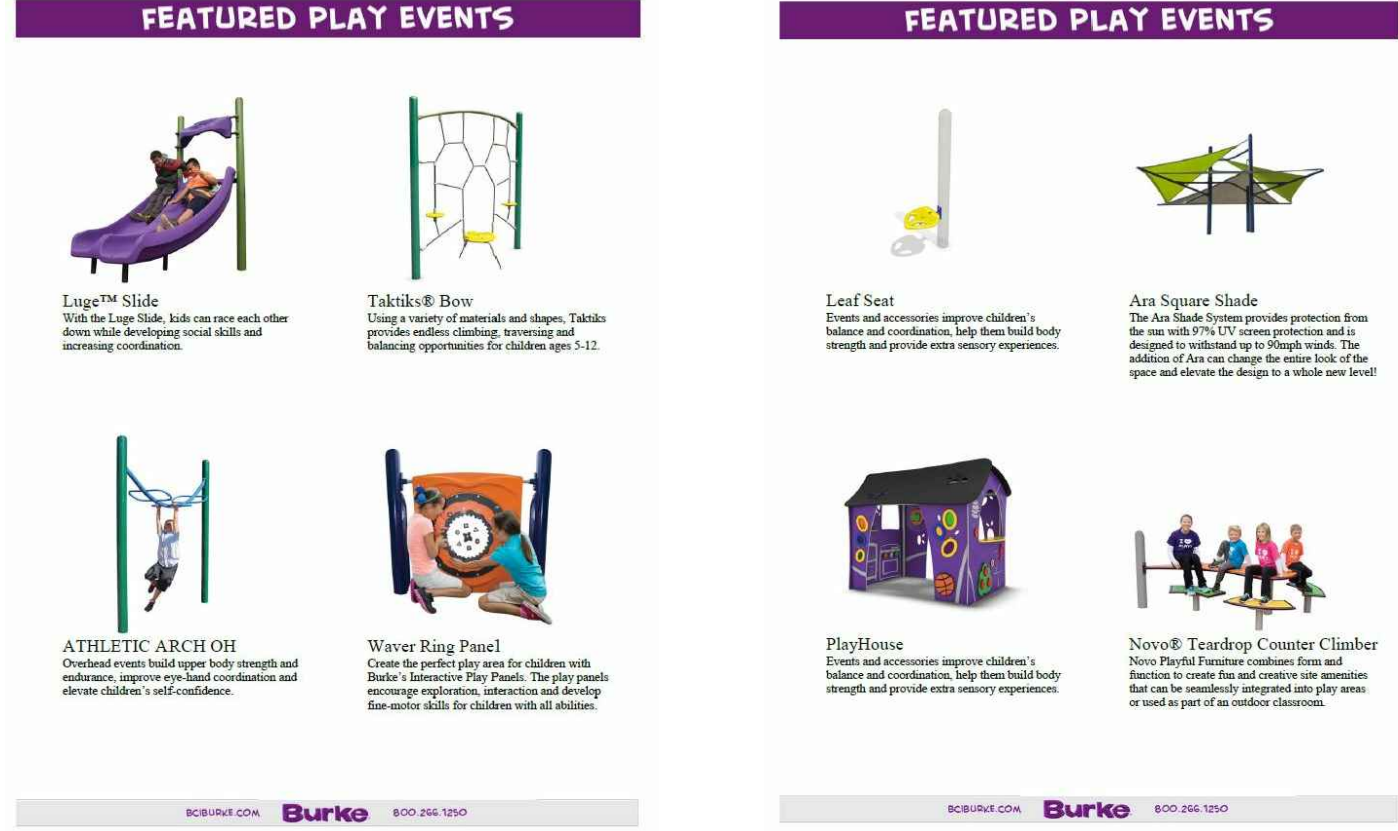
PLAYGROUND RENDER



DRINKING FOUNTAIN W/
PET FOUNTAIN
BY MOST DEPENDABLE FOUNTAINS
COLOR: TEXTURED BLACK



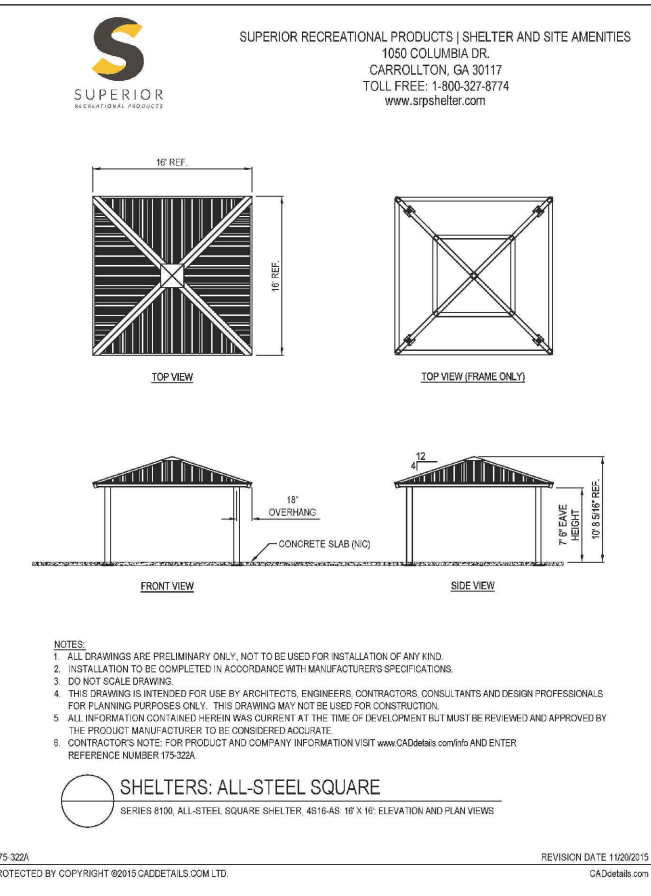
PLAYGROUND STRUCTURE
COLORS: MINT, AQUA, TAN, BLACK, REDWOOD MATTE FINISH



PLAYGROUND COMPONENTS



SHADE STRUCTURE
BY SUPERIOR RECREATION PRODUCTS
FRAME AND POST COLOR: POWDER COATED ICED COFFEE
ROOF COLOR: BLACK



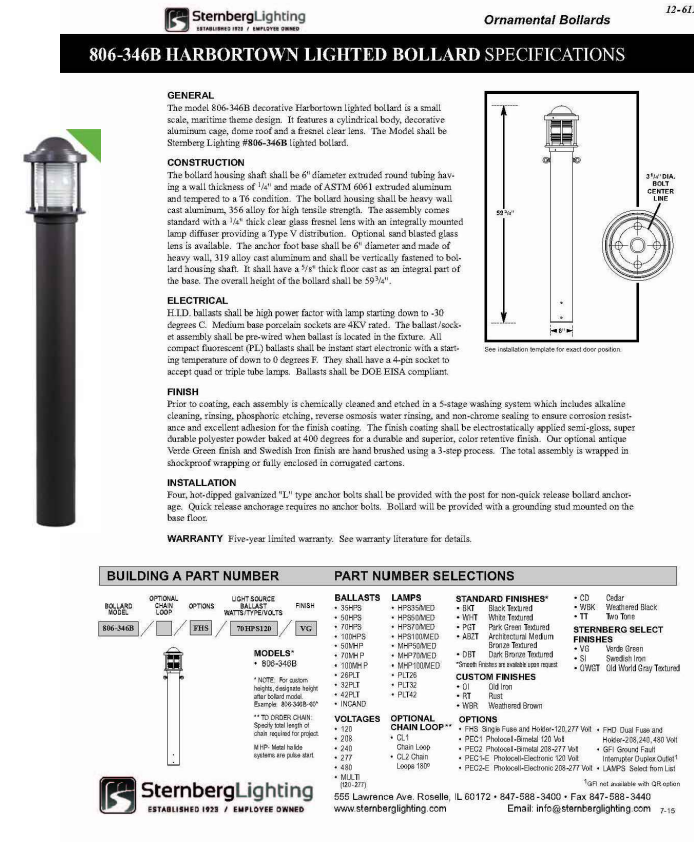
- NOTES:
- SHADE STRUCTURE TO BE 16'X16' SINGLE TIER SQUARE STEEL FRAME SHELTER MODEL #8116, STANDARD POSTS, 24-GAUGE R-PANEL ROOF, W/OPTIONAL "CIRCLE PATTERN" LATTICE TRIM ALL FOUR SIDES.
 - AVAILABLE FROM SUPERIOR RECREATION PRODUCTS OR EQUAL
 - SRPSHELTER.COM (800) 321-2774
 - FRAME COLOR & POST COLOR TO BE POWDER COATED ICED COFFEE, ROOF COLOR TO BE EVERGREEN.
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS.



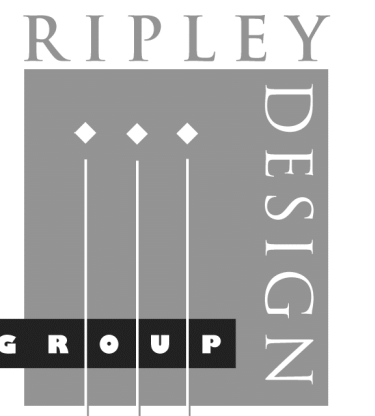
BARBEQUE STATION



PICNIC TABLES: APEX ENSEMBLE
BY FORMS AND SURFACES
COLOR: POWDER COATED INK BLUE TEXTURE



BOLLARD LIGHT
BY STERNBERG LIGHTING
COLOR: WEATHERED BLACK



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

KB HOME
NORTH BAY

4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534

TEL. 707-389-7516

PROJECT:

LAUREL
RANCH
-
SUBDIVISION
8741

ANTIOCH,
CALIFORNIA

PARCEL A
PARK

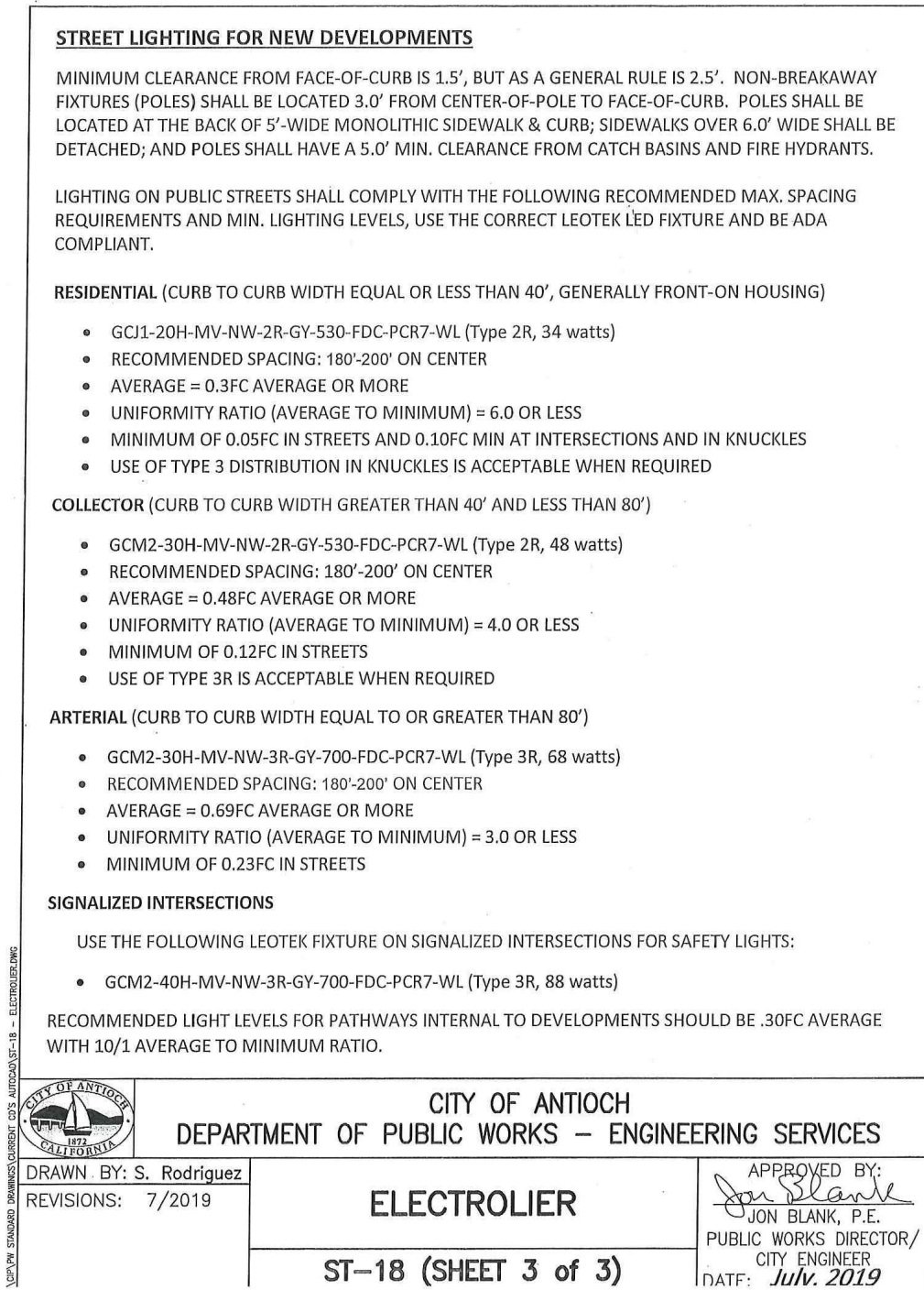
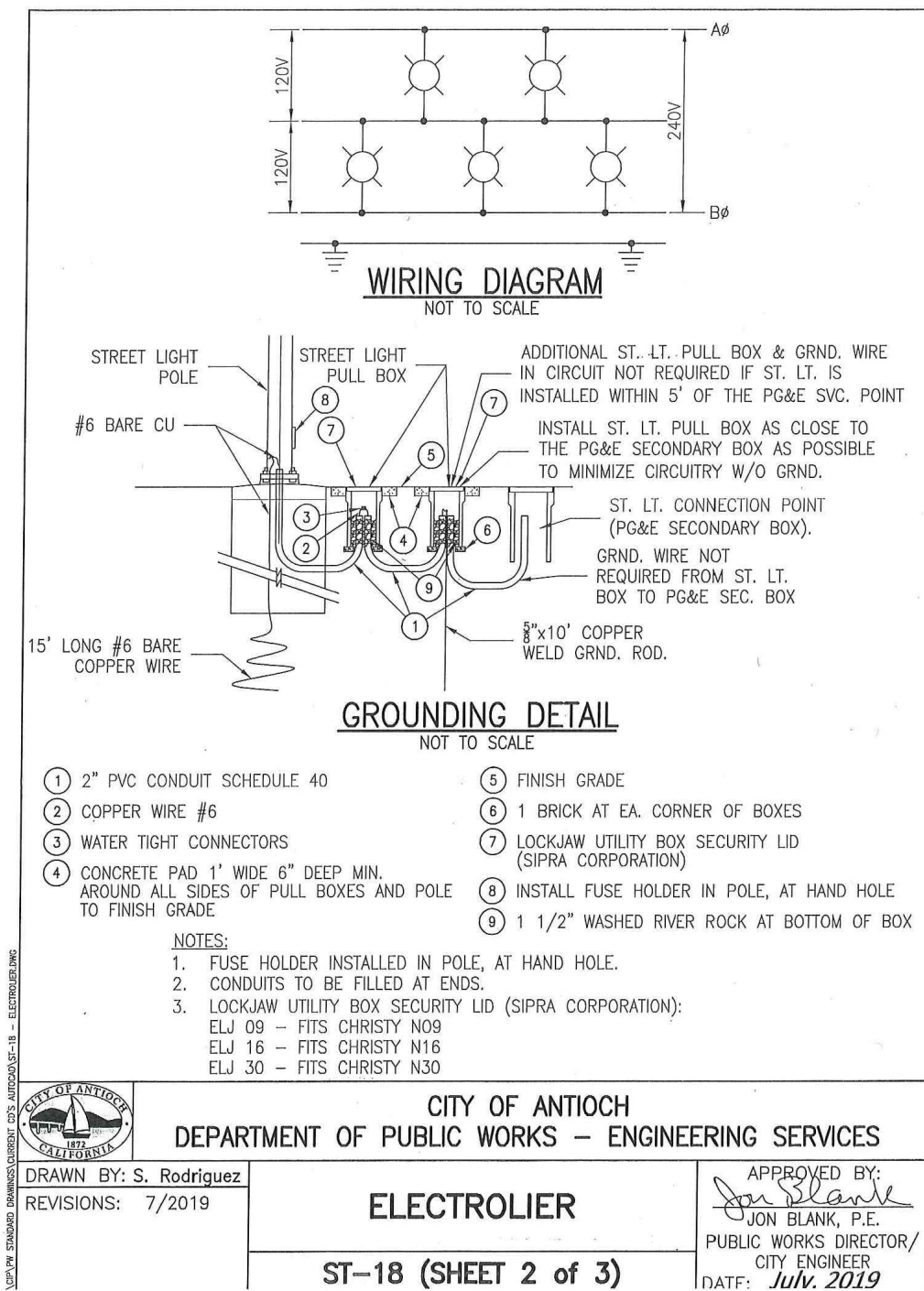
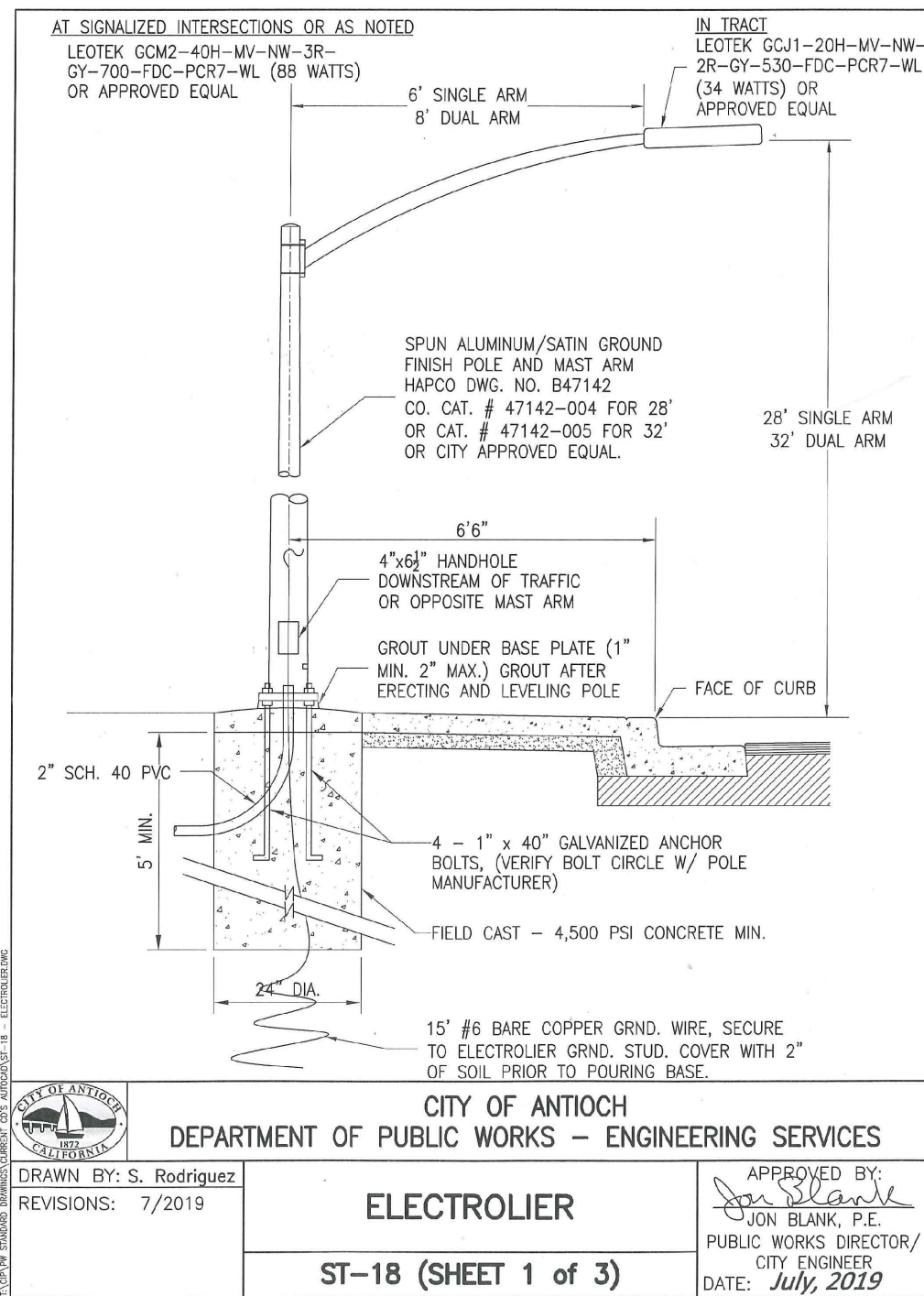


PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L3
OF L12 SHEETS



PARK BENCH W/ PARK
BOLLARD LIGHT, SEE
SHEET L3 FOR
IMAGES/DETAILS

CANOPY TREES,
TYPICAL

CONCRETE
WALK

PLANTING &
GROUND COVER AREA,
TYPICAL

STREET LIGHT,
TYPICAL

SIDEWALK PER
CIVIL ENGINEER

FLOWERING TREES,
TYPICAL

STREET TREES,
TYPICAL

3'-6" SPLIT RAIL
FENCE PER DETAIL C
SHEET F6 ON TOP OF
CONCRETE BAND

DOG WASTE
STATION WITH
TRASH RECEPTACLE

A LANE 3



TRASH RECEPTACLE: 436
BY DUMOR
COLOR: TEXTURED BLACK



MUTT MITT PARK
DISPENSER

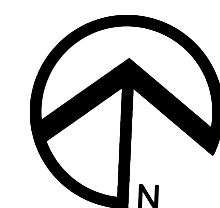


PARK BENCH: VERA
BY MMCITE
COLOR: POWDER COATED BLACK GREY

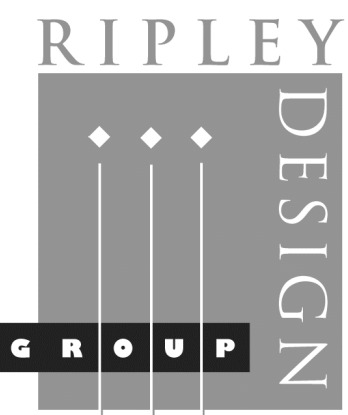
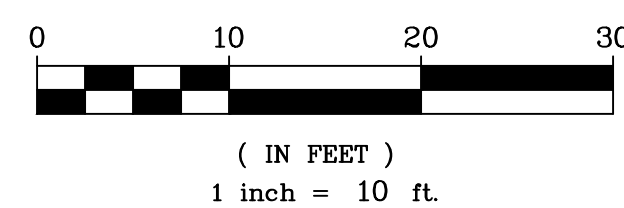
PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
TREES			
CELTIS SINENSIS	CHINESE HACKBERRY	MEDIUM	AS SHOWN
PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	MEDIUM	AS SHOWN
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	MEDIUM	AS SHOWN
SHRUBS			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	48" O.C
DIETES IRIODES	FORTNIGHT LILY	LOW	42" O.C
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	LOW	60" O.C
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C

GROUNDCOVERS			
TURF	BOLERO	TALL FESCUE TURF	HIGH
	AVAILABLE FROM DELTA BLUE GRASS -	SODDED	



GRAPHIC SCALE



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

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California 94596
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DEVELOPER:

KB HOME
NORTH BAY

4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534

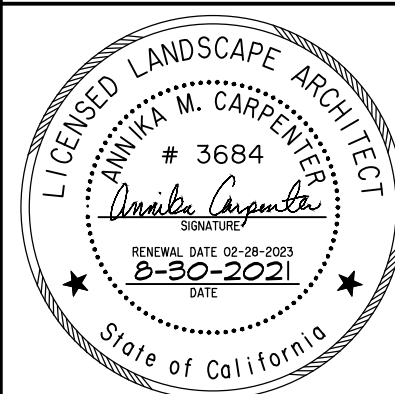
TEL. 707-389-7516

PROJECT:

LAUREL
RANCH
-
SUBDIVISION
8741

ANTIOCH,
CALIFORNIA

LOT 48
PARK



PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L4

OF L12 SHEETS



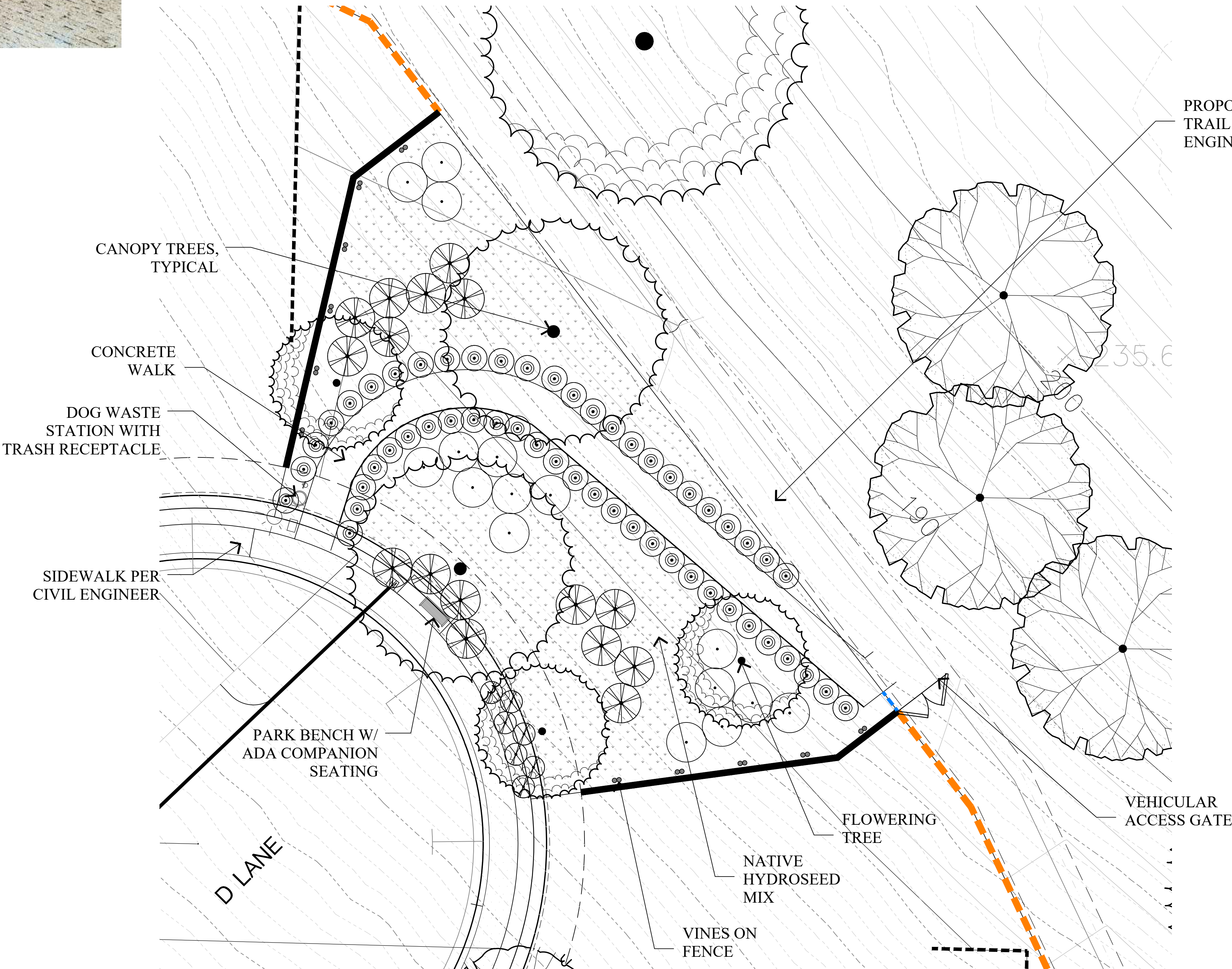
PARK BENCH: VERA
BY MMCITE
COLOR: POWDER COATED BLACK GREY



TRASH RECEPTACLE: 436
BY DUMOR
COLOR: TEXTURED BLACK



MUTT MITT PARK
DISPENSER



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
TREES			
PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	MEDIUM	AS SHOWN
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	MEDIUM	AS SHOWN
SHRUBS			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C

VINES			
VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	LOW	10' O.C

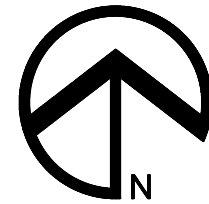
GROUNDCOVERS			
HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW	

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014	
LBS./ACRE	SPECIES/COMMON NAME - 48 TOTAL LBS.
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRIE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:
	ACHILLEA MILLEFOLIUM/NATIVE YARROW
	CASTILLEJA EXERTA/PURPLE OWLS CLOVER
	CLARKIA PURPUREA/WINE CUP CLARKIA
	ERIOGONUM NUDUM/NAKED BUCKWHEAT
	EROPHYLLUM CONFERTIFOLIUM/GOLDEN YARROW
	ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
	EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
	GRINDELIA CAMPORUM/GUMPLANT
	LUPINUS NANUS/SKY LUPINE
	PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
	RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
	SISYRINCHIUM BELLUM/BLUE EYED GRASS
	TRIPPHYSARIA/YELLOW OWLS CLOVER
	WYETHIA ANGUSTIFOLIA/MULE EARS

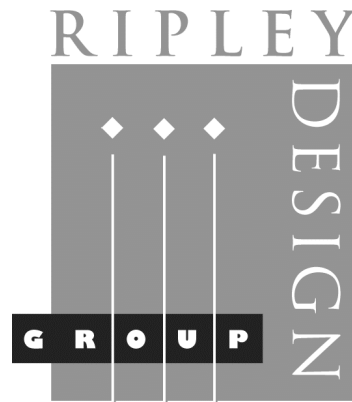
PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



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DEVELOPER:

KB HOME
NORTH BAY

4830 BUSINESS CENTER
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FAIRFIELD, CA 94534

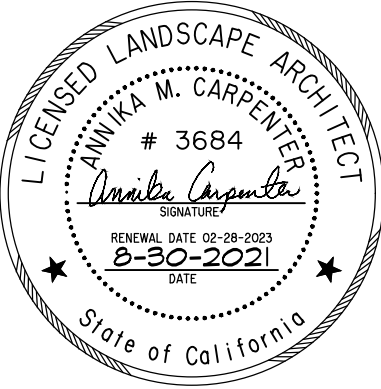
TEL. 707-389-7516

PROJECT:

LAUREL
RANCH
-
SUBDIVISION
8741

ANTIOCH,
CALIFORNIA

PARCEL B
PARK



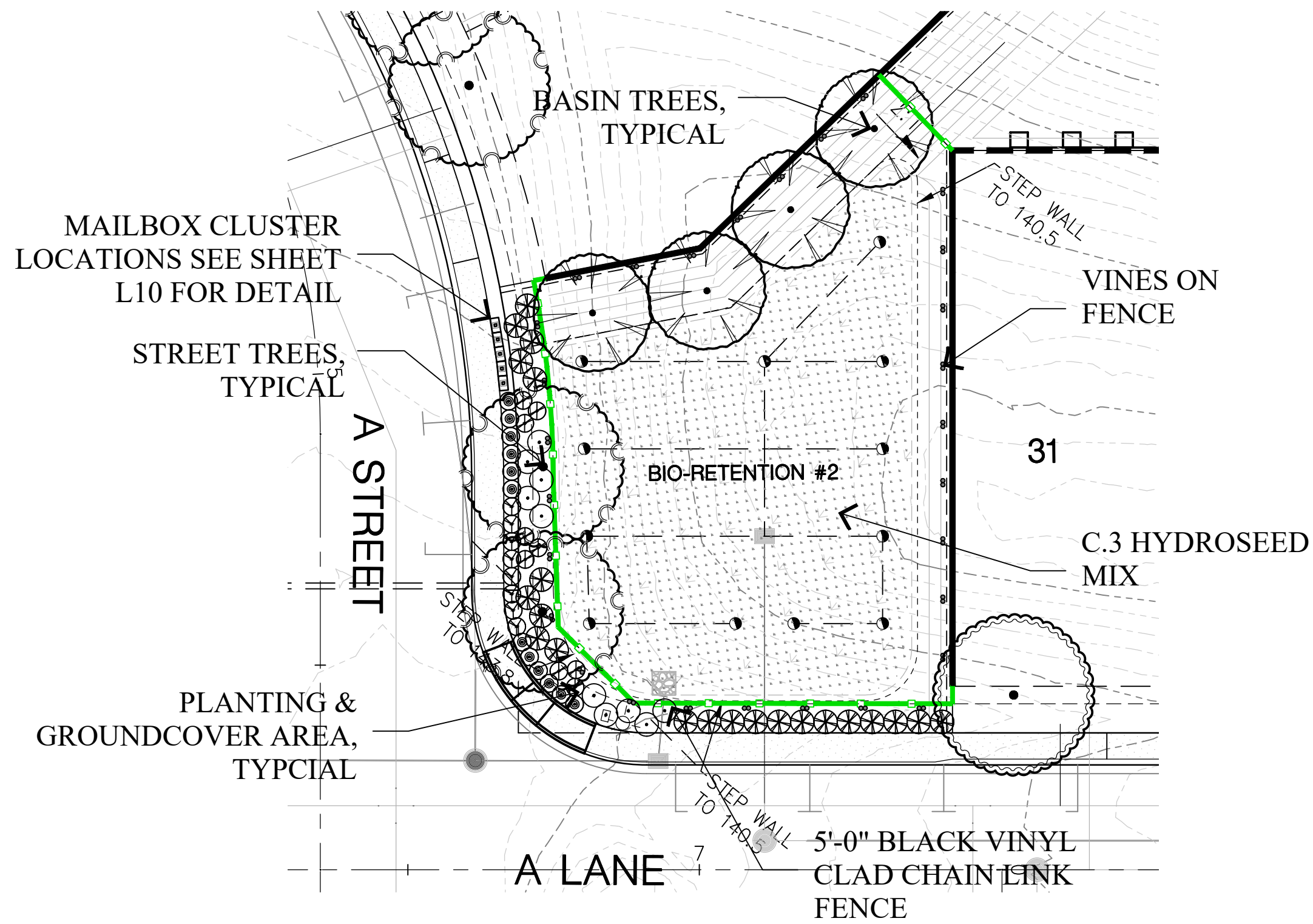
PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=10'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET

L5

OF L12 SHEETS



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	20' O.C.
SHRUBS			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C.
BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C.
DIETES IRIODIDES	FORTNIGHT LILY	LOW	42" O.C.
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C.
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	60" O.C.
VINES ON FENCE			
JASMINUM POLYANTHUM	PINK JASMINE	MEDIUM	10' O.C.
VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	LOW	10' O.C.
VINES ON WALL			
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MEDIUM	10' O.C.
C.3 GROUNDCOVERS			
HYDROSEED SEED	REFER TO ORNAMENTAL BIOSWALE MIX SHOWN THIS SHEET	LOW	

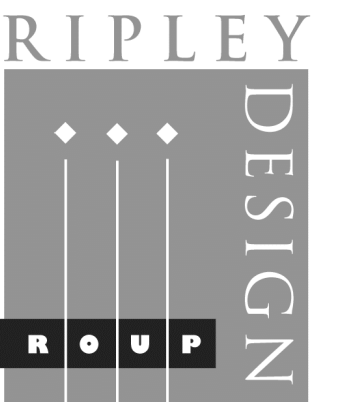
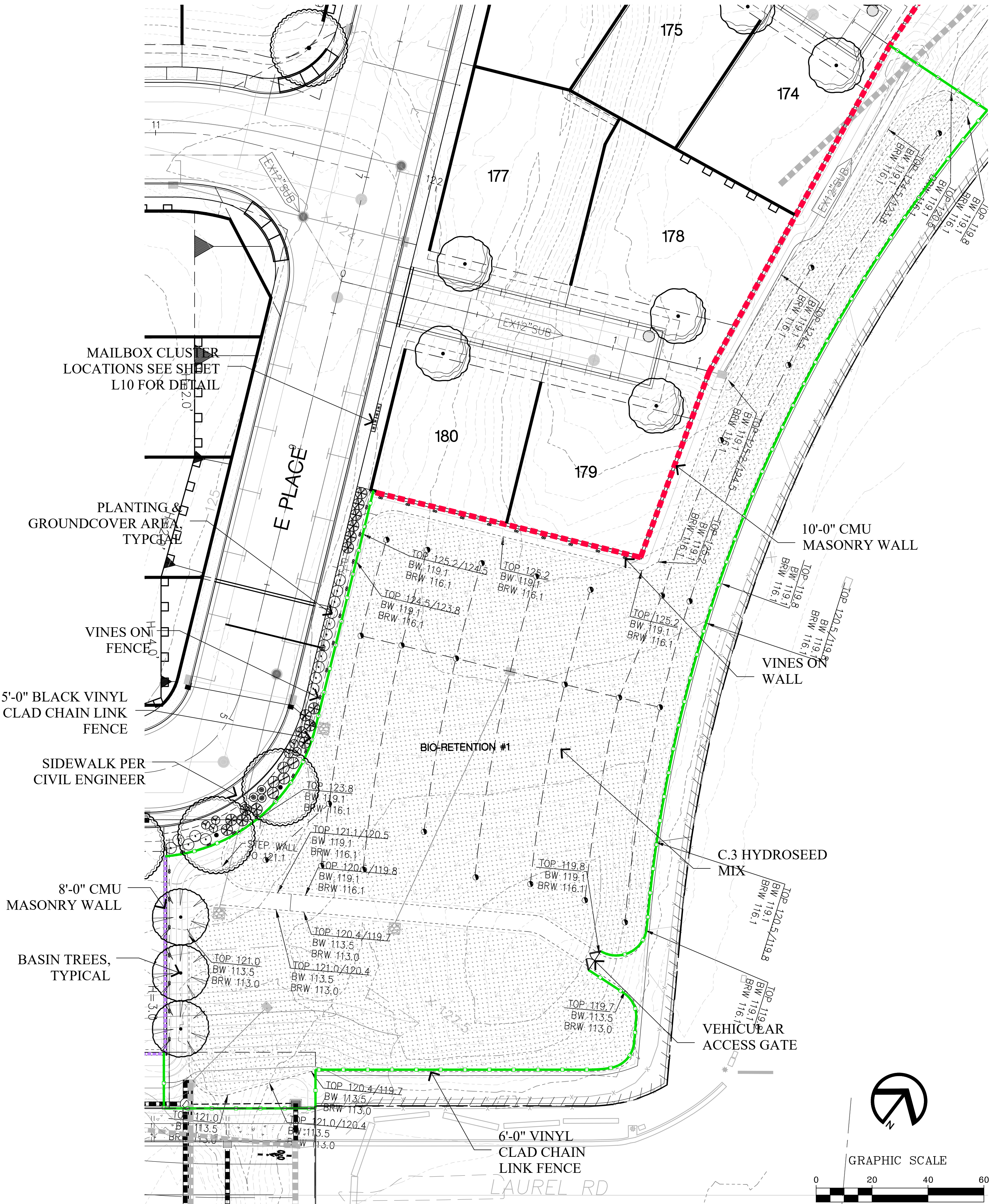
HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

ORNAMENTAL BIOSWALE MIX

LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855



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DEVELOPER:

**KB HOME
NORTH BAY**

4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534

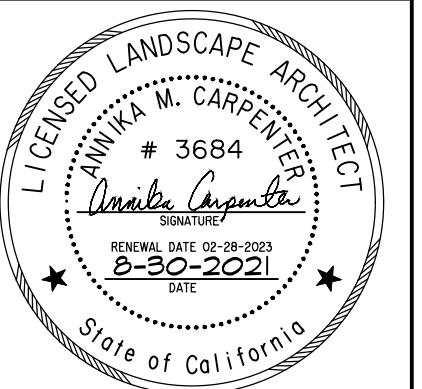
TEL. 707-389-7516

PROJECT:

**LAUREL
RANCH
-
SUBDIVISION
8741**

ANTIOCH,
CALIFORNIA

**BIO-RETENTION
AREAS**



PROJECT #:

DATE: AUG. 30, 2021

SCALE: 1"=20'

DRAWN BY: CL

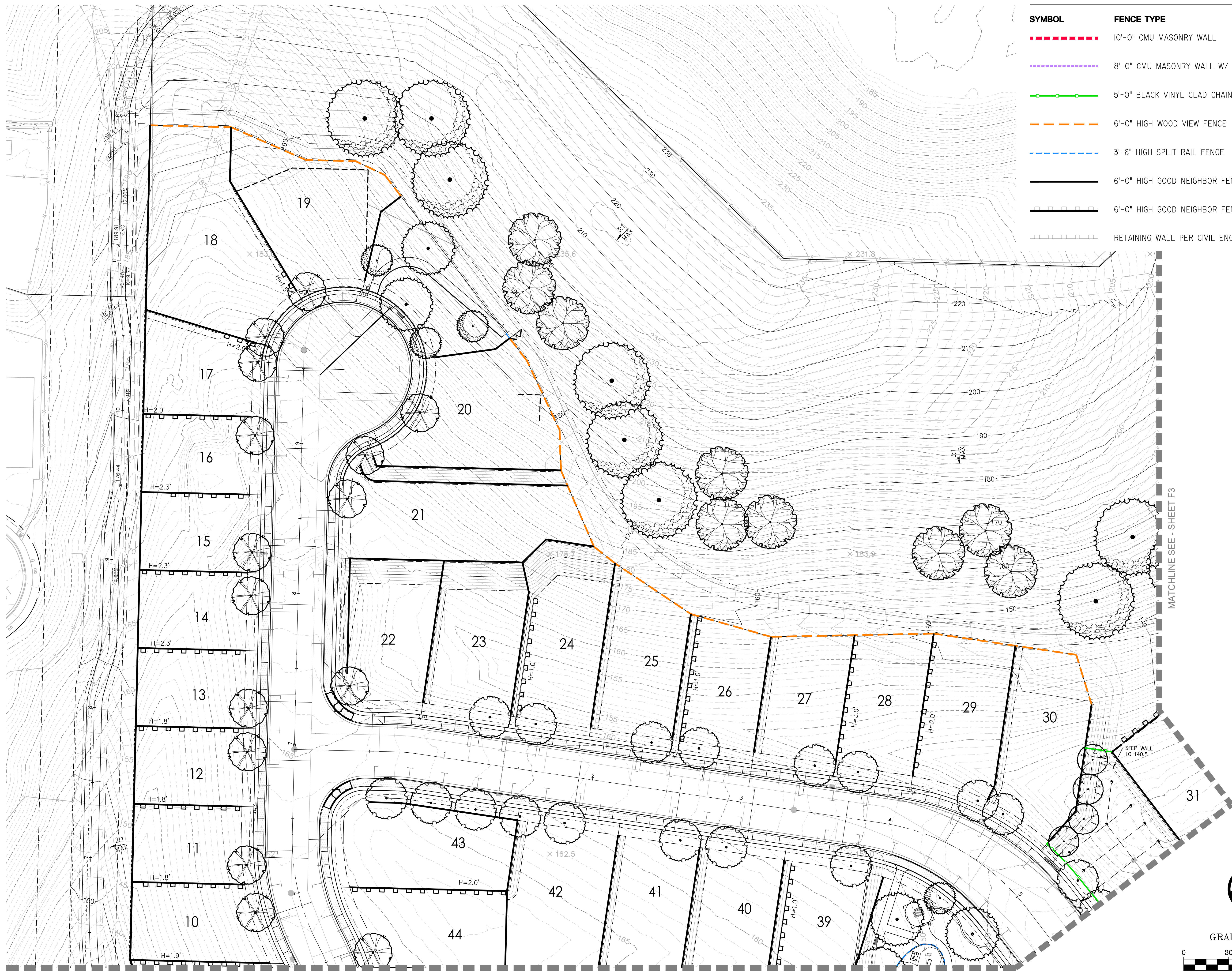
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REVISIONS:

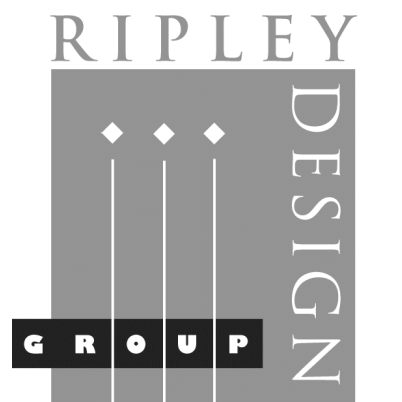
SHEET

L6

OF L12 SHEETS



FENCE LEGEND	
SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
	5'-0" BLACK VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD VIEW FENCE
	3'-6" HIGH SPLIT RAIL FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL
	RETAINING WALL PER CIVIL ENGINEER



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

**KB HOME
NORTH BAY**

4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534

TEL. 707-389-7516

PROJECT:

**LAUREL
RANCH
-
SUBDIVISION
8741**

ANTIOCH,
CALIFORNIA

**FENCING &
WALL PLAN**



PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=30'
DRAWN BY: CL
CHECKED BY: AMC

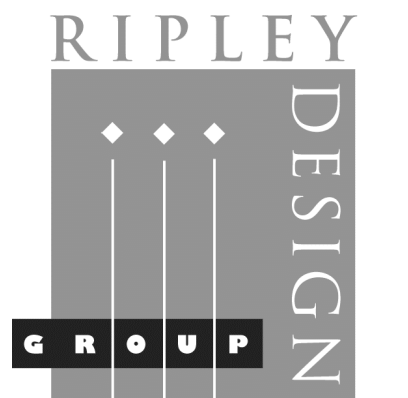
REVISIONS:

SHEET
L7
OF L12 SHEETS



FENCE LEGEND

SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
	5'-0" BLACK VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD VIEW FENCE
	3'-6" HIGH SPLIT RAIL FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE
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	RETAINING WALL PER CIVIL ENGINEER



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4830 BUSINESS CENTER
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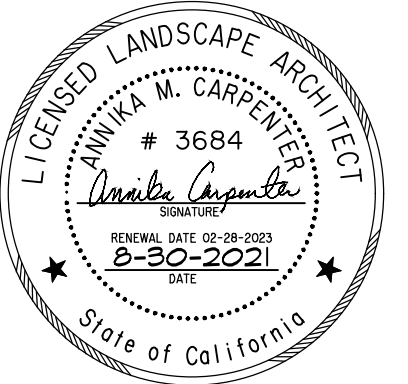
TEL. 707-389-7516

PROJECT:

LAUREL
RANCH
-
SUBDIVISION
8741

ANTIOCH,
CALIFORNIA

FENCING &
WALL PLAN



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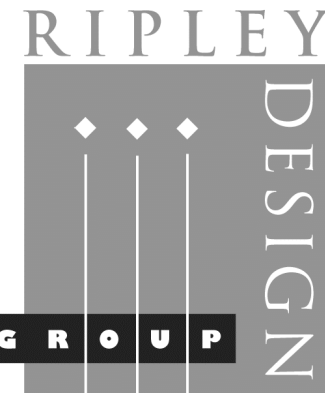
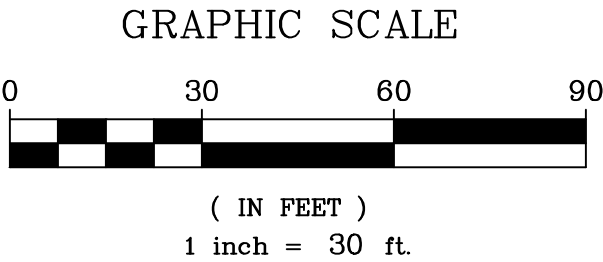
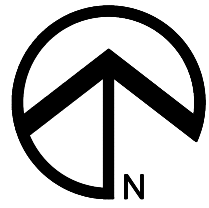
REVISIONS:

SHEET
L8
OF L12 SHEETS



FENCE LEGEND

SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
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	RETAINING WALL PER CIVIL ENGINEER



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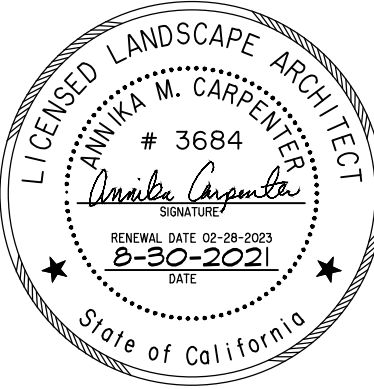
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PROJECT:

**LAUREL
RANCH
-
SUBDIVISION
8741**

ANTIOCH,
CALIFORNIA

**FENCING &
WALL PLAN**



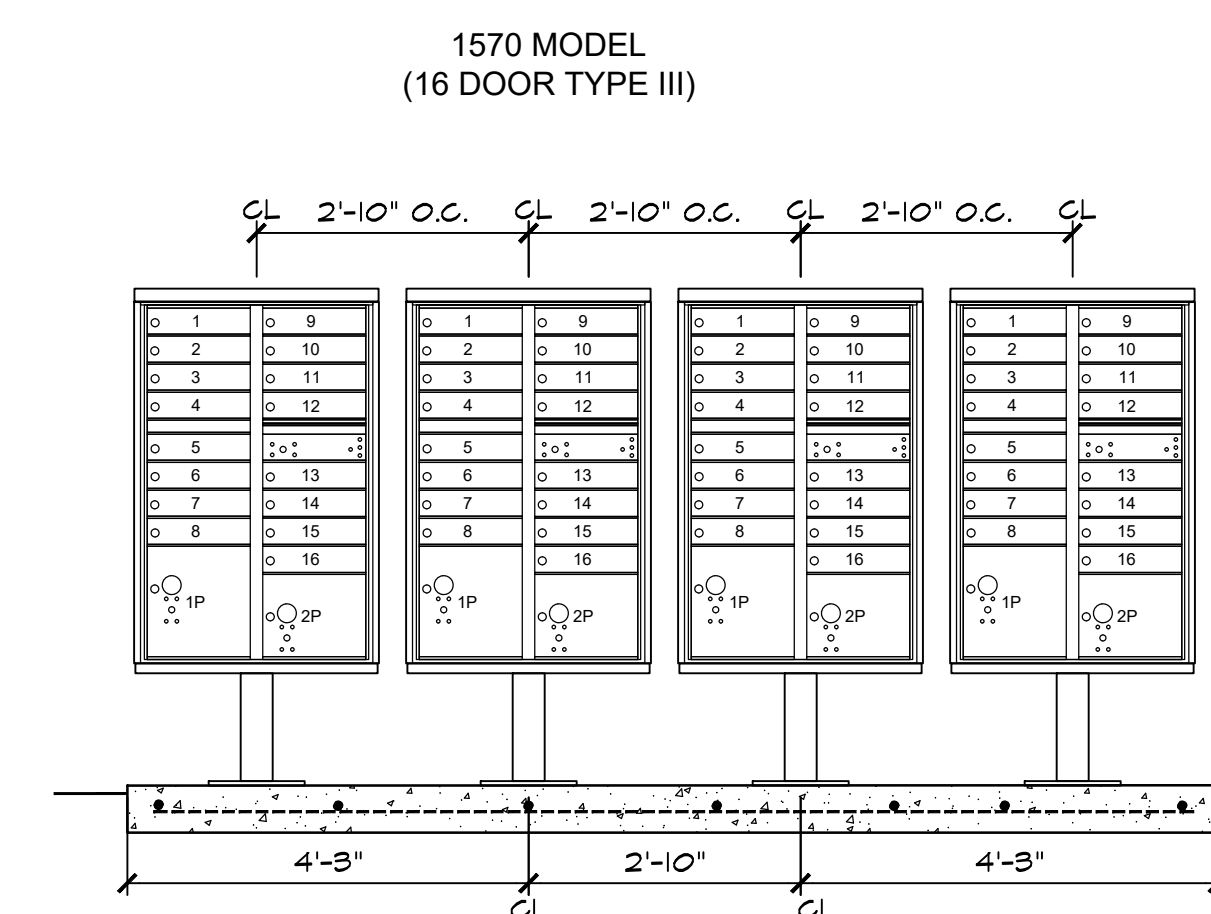
PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=30'
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REVISIONS:

SHEET

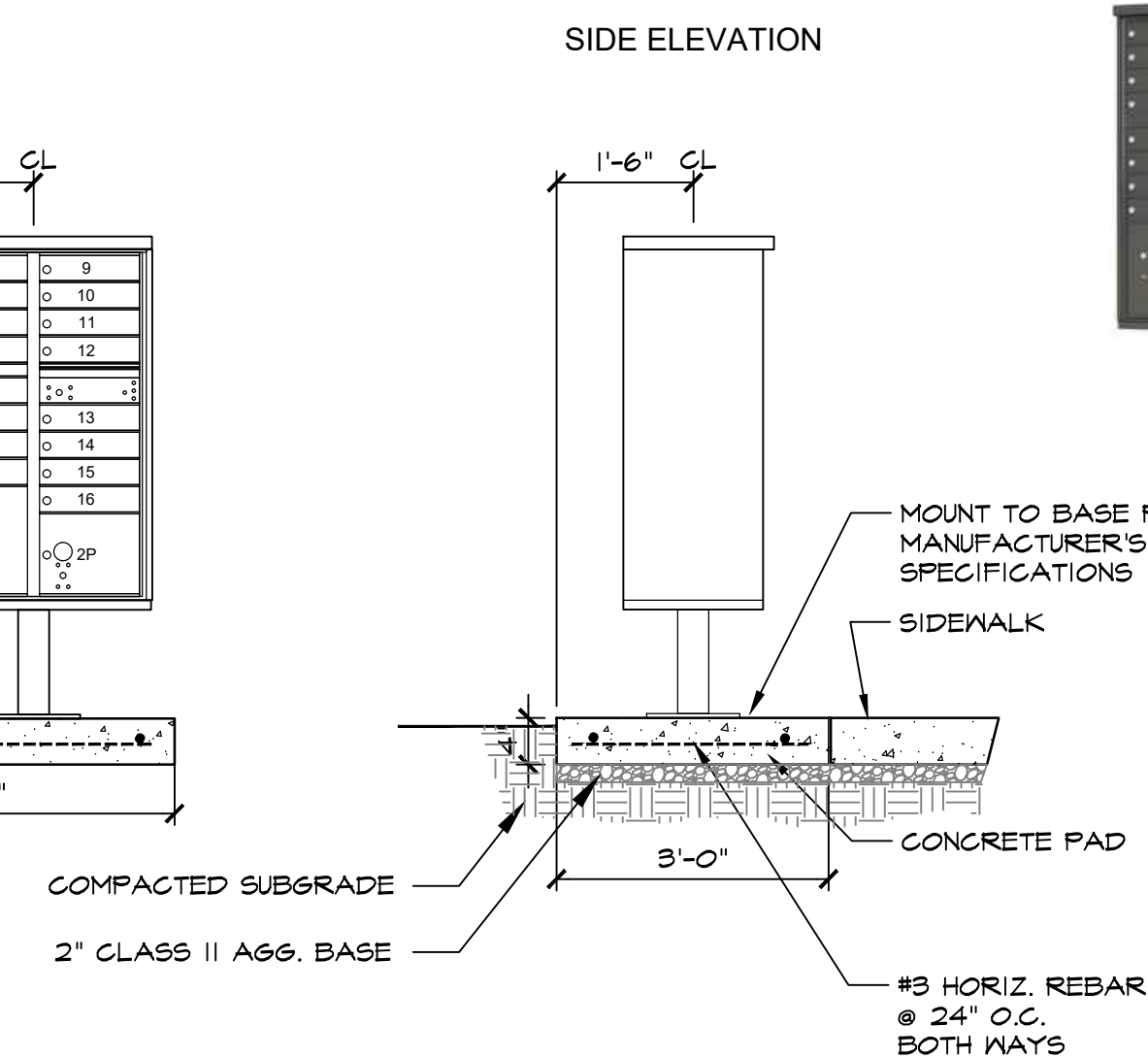
L9

OF L12 SHEETS



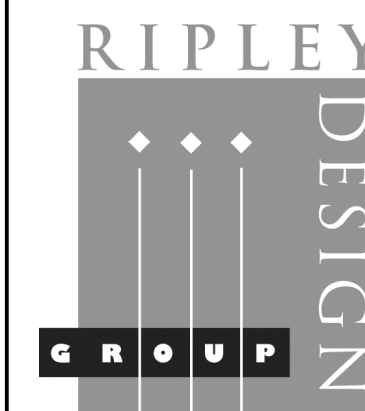
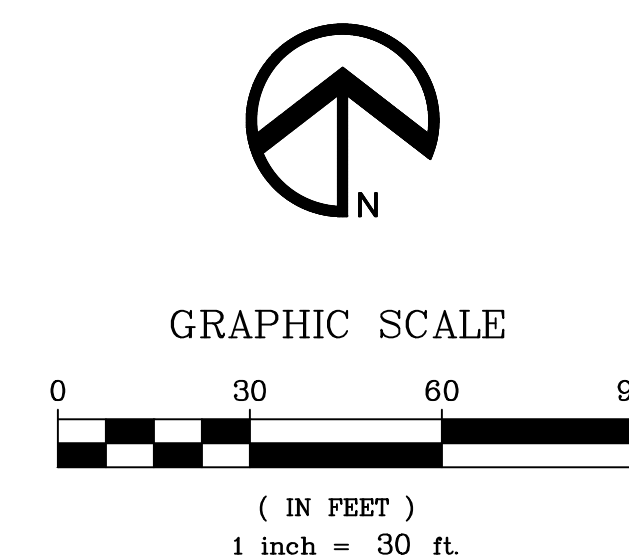
MAILBOX TO BE:
CUB-16 TYPE III - 16 DOOR
#1: FL1570/16
COLOR: BRONZE
BY: CUSTOM HOME ACCESSORIES, INC.
WWW.MAILBOXES.INFO

SIDE ELEVATION



FENCE LEGEND

SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
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	RETAINING WALL PER CIVIL ENGINEER



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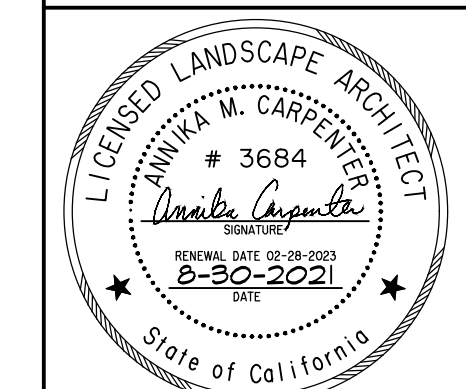
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DRAWN BY: CL
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SHEET

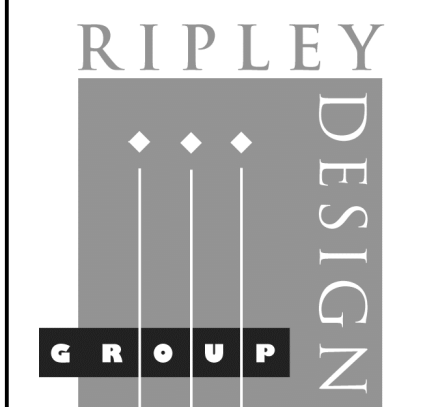
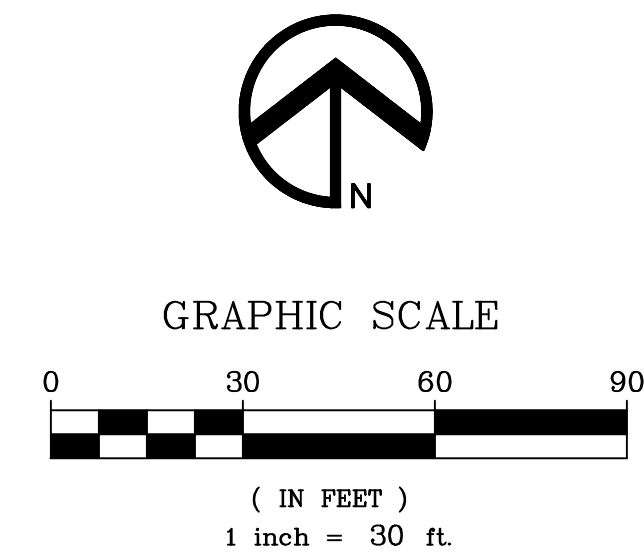
L10

OF L12 SHEETS



MAILBOX CLUSTER
LOCATIONS SEE SHEET
L10 FOR DETAIL

FENCE LEGEND	
SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
	5'-0" BLACK VINYL CLAD CHAIN-LINK FENCE
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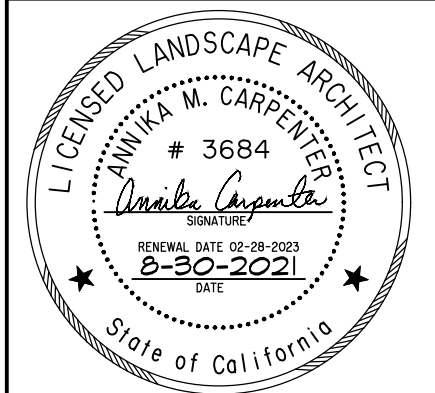
TEL. 707-389-7516

PROJECT:

**LAUREL
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-
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8741**

ANTIOCH,
CALIFORNIA

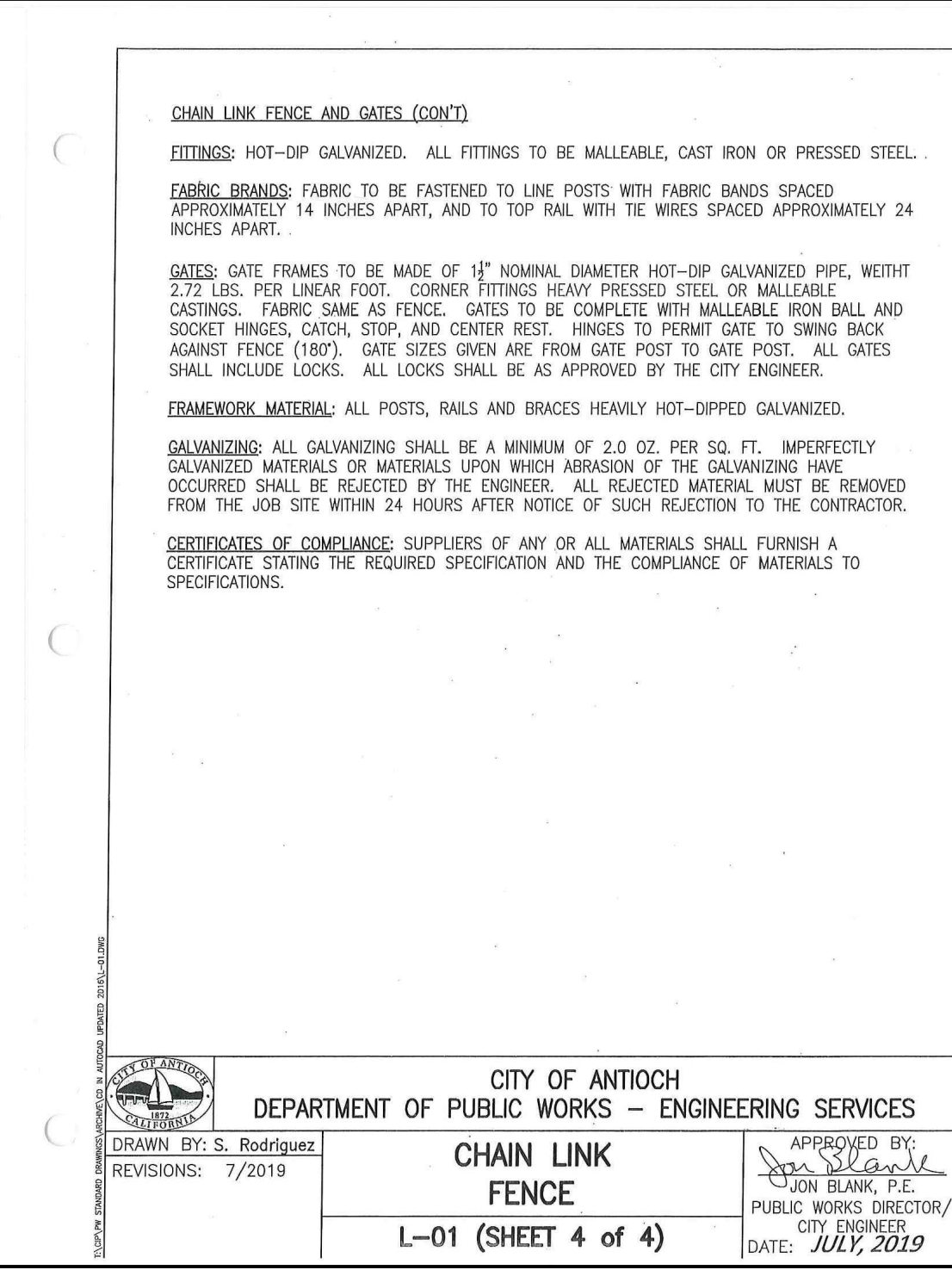
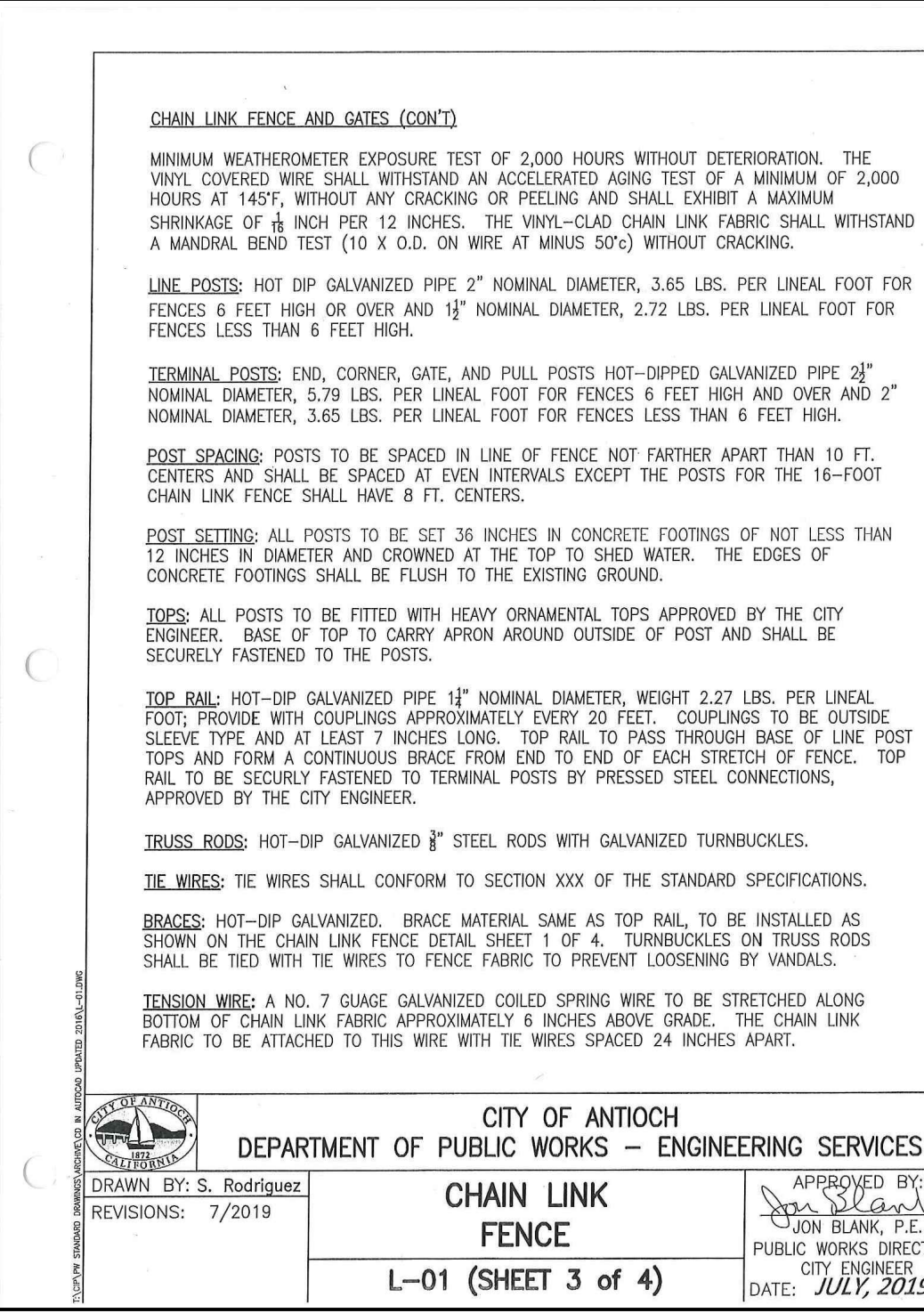
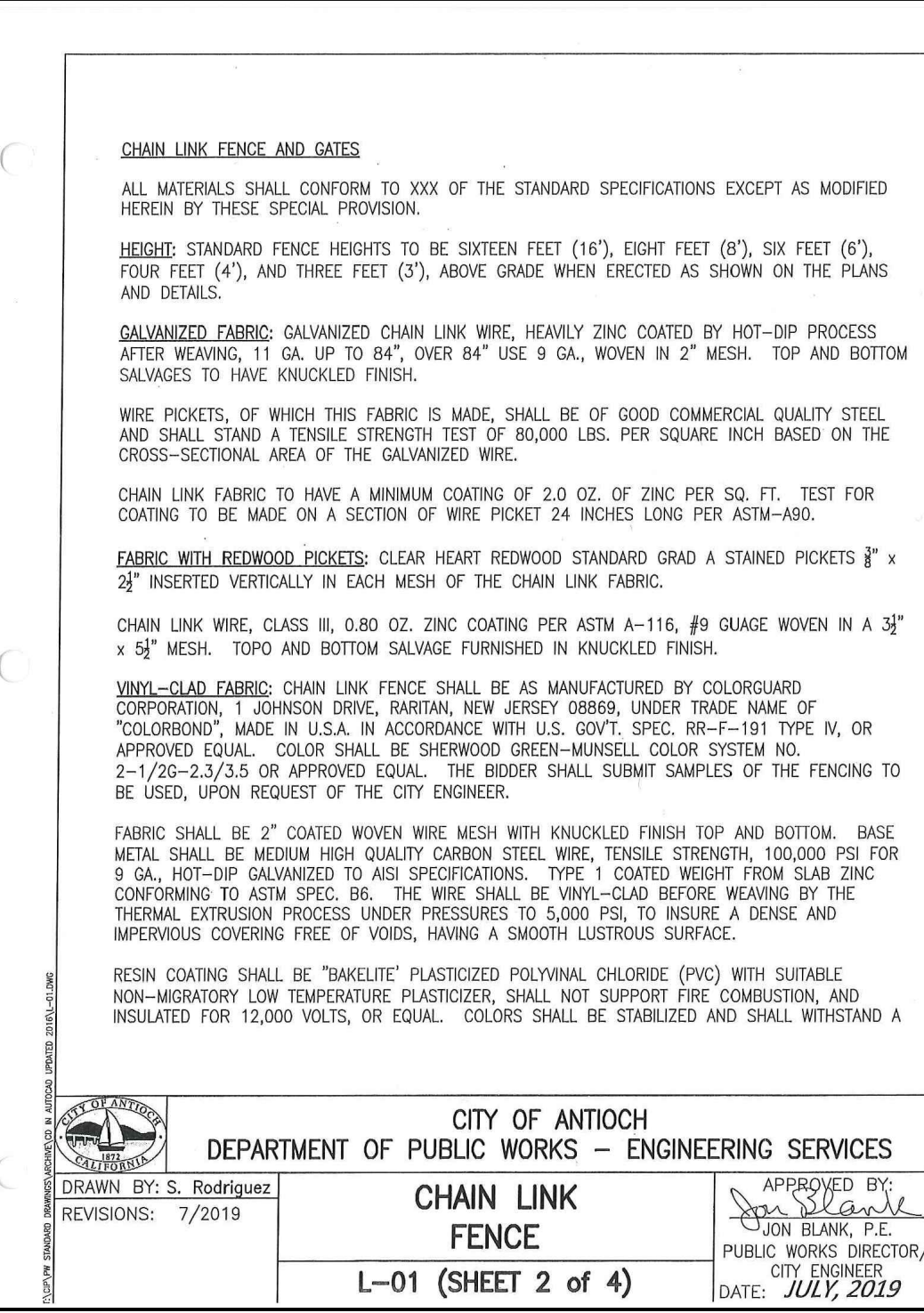
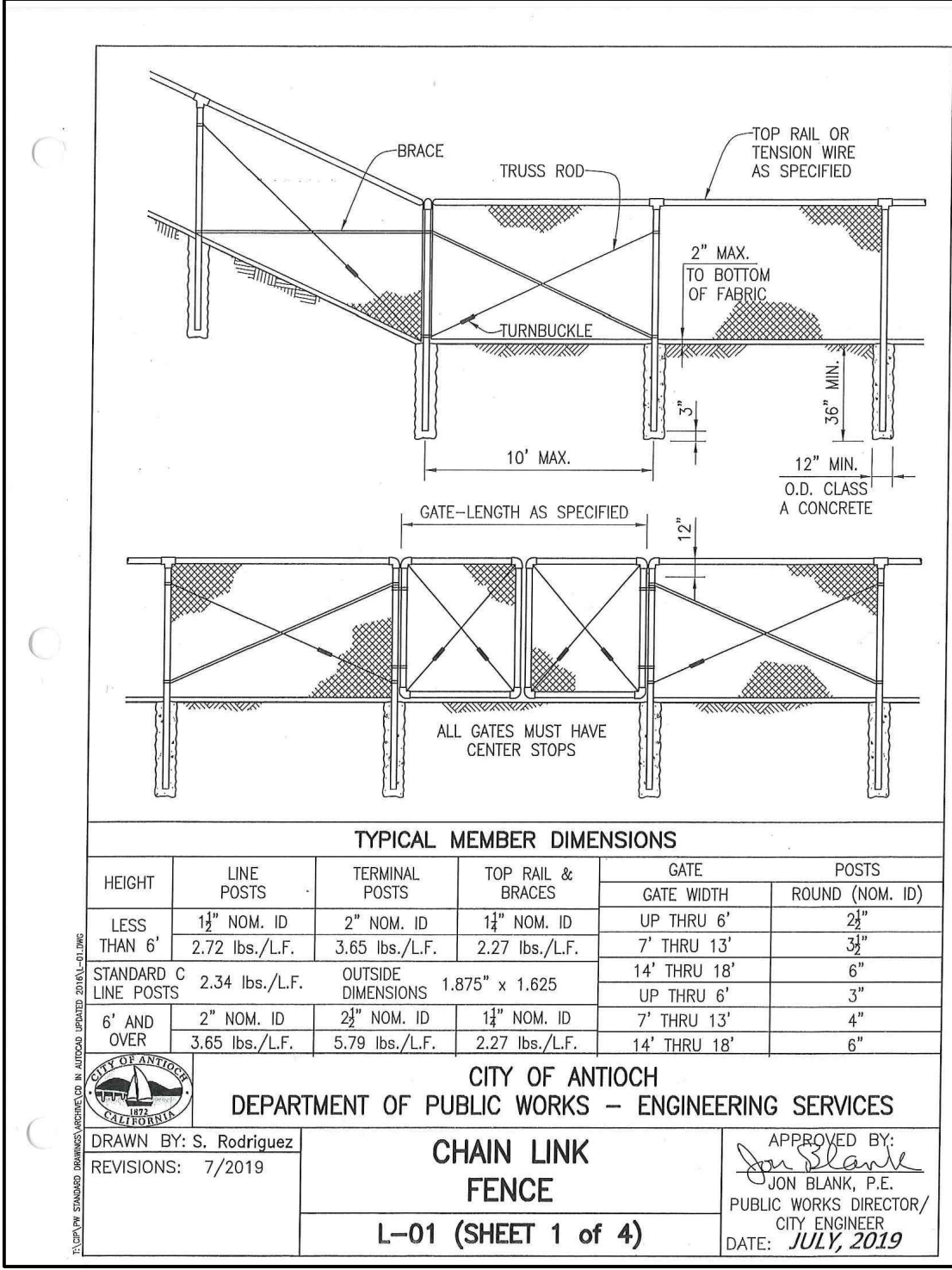
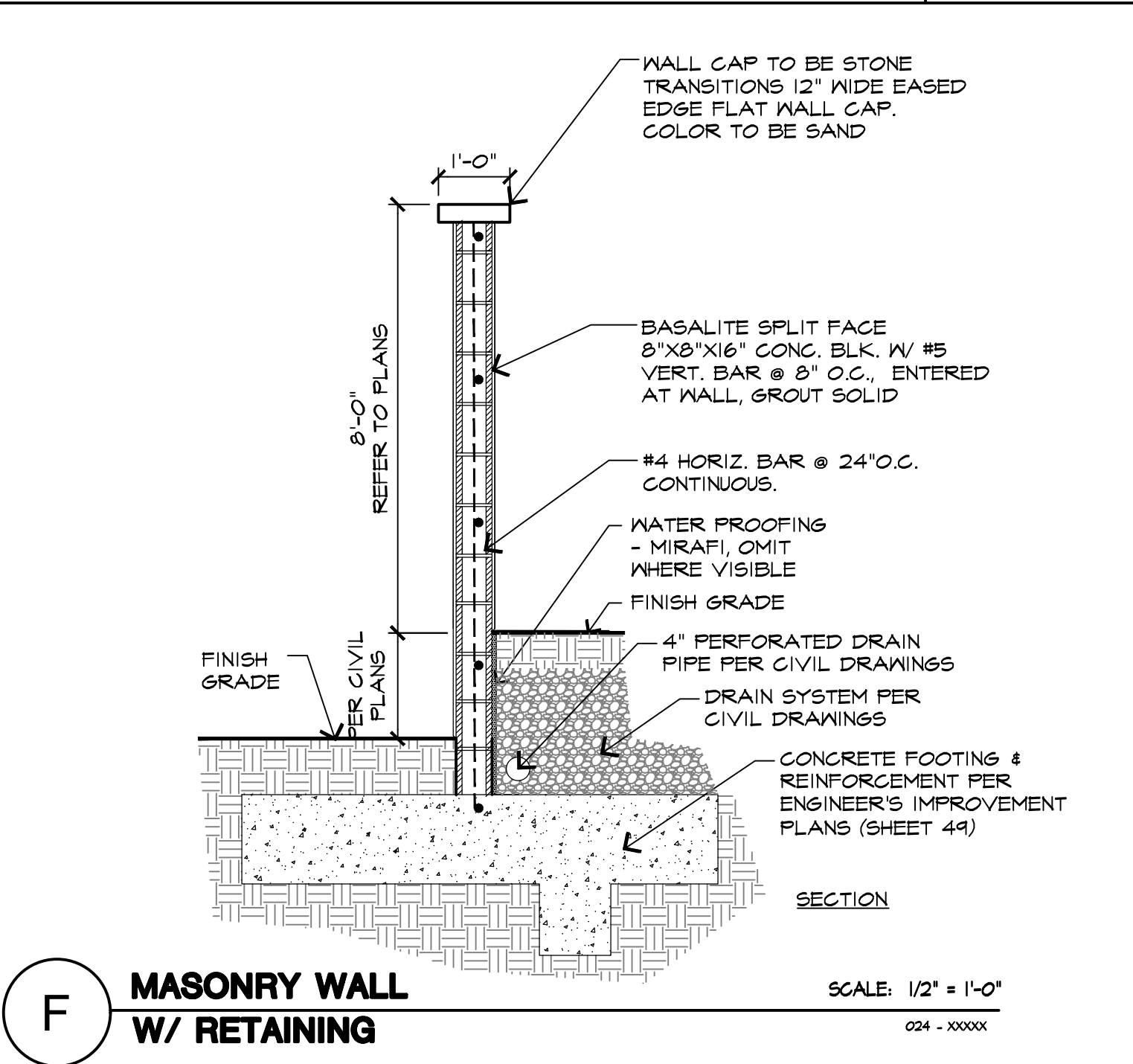
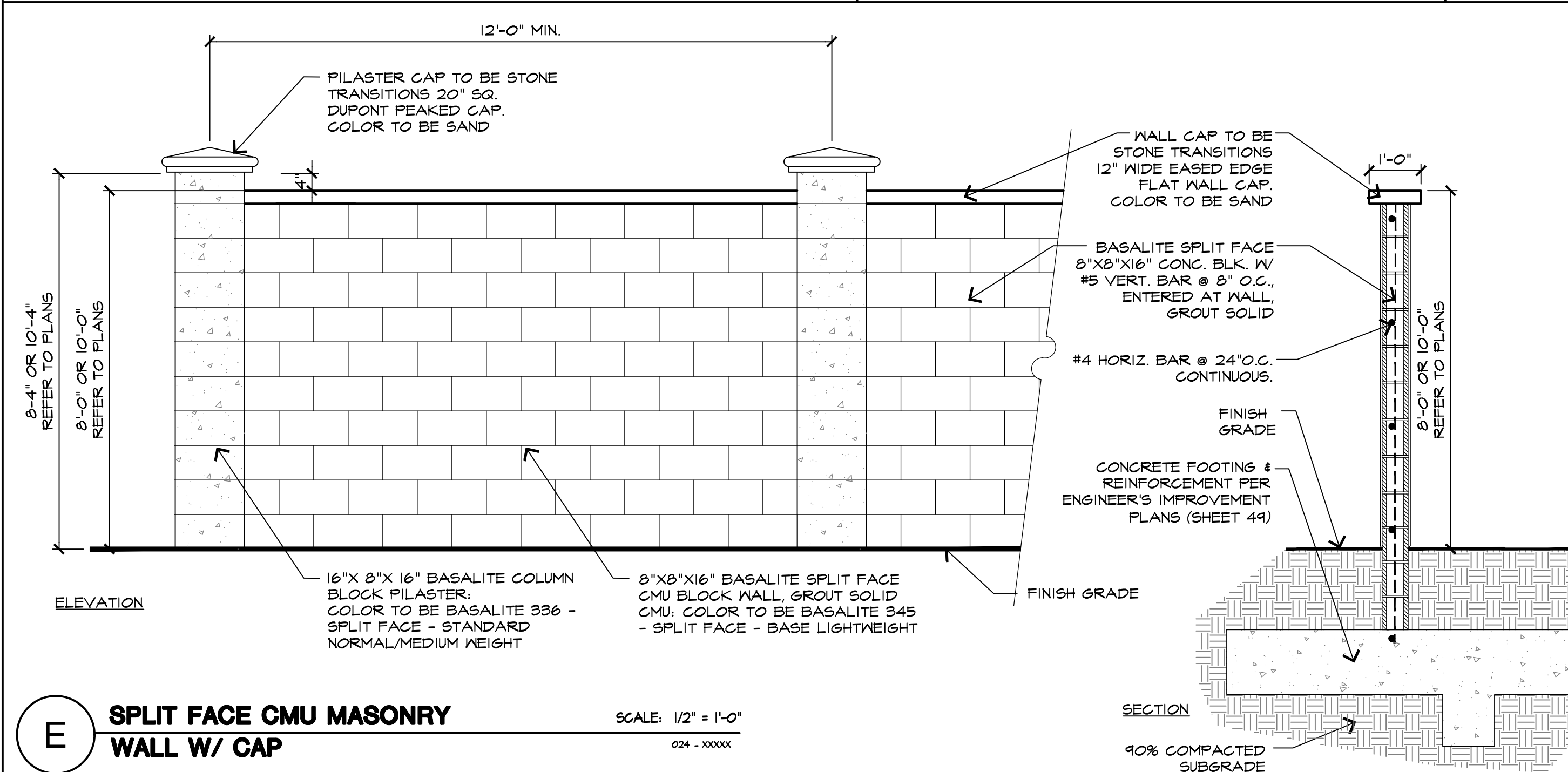
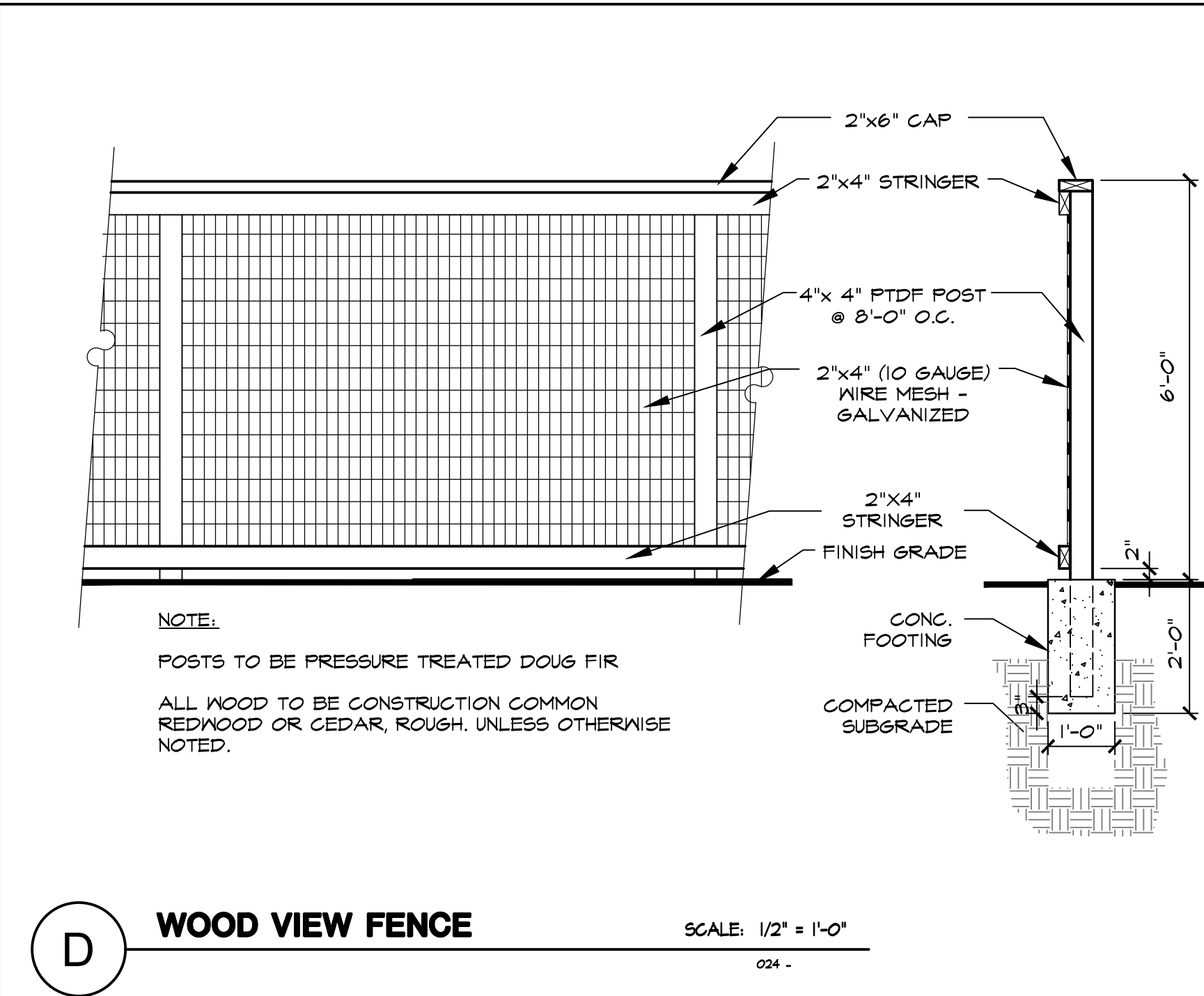
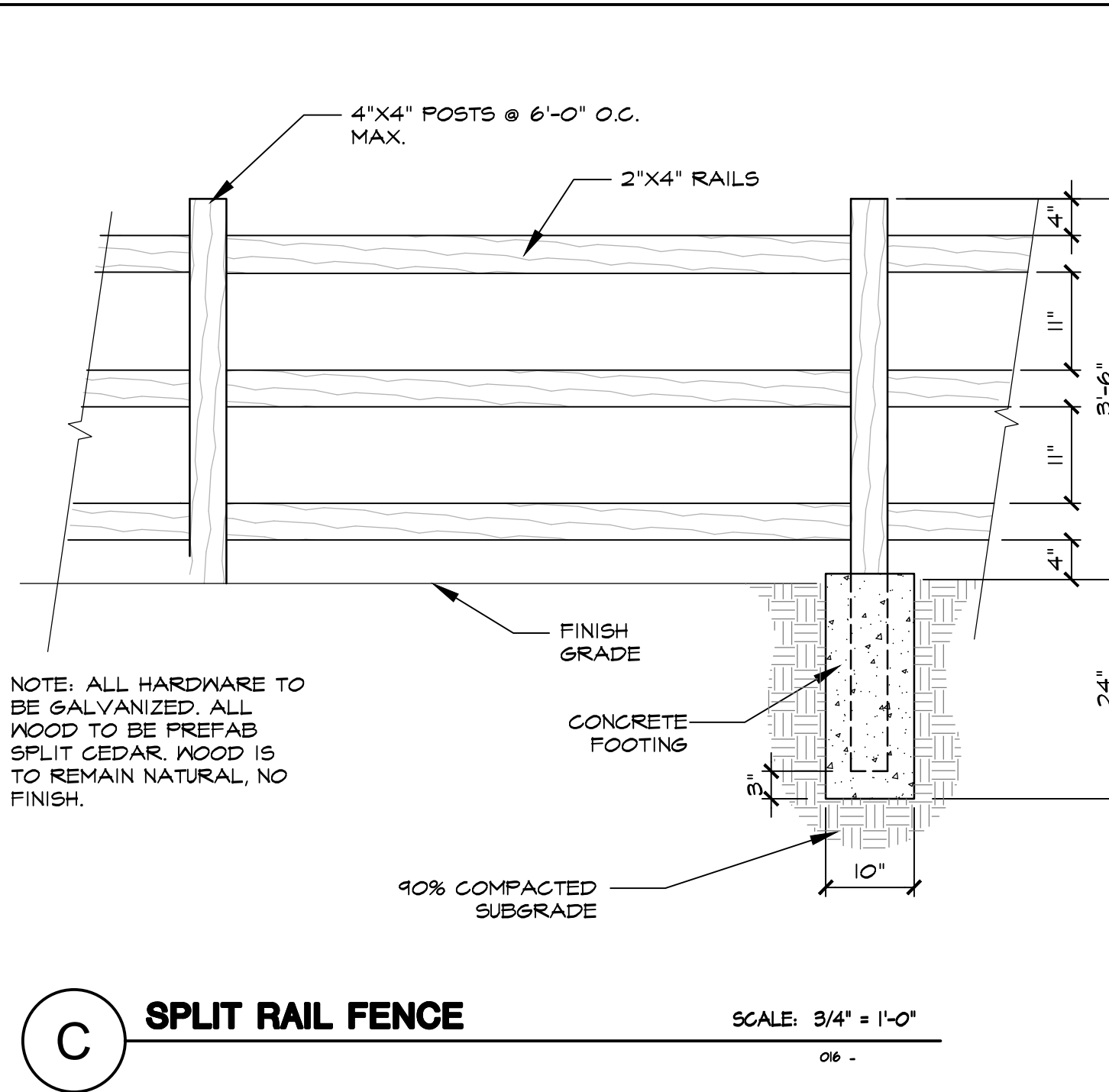
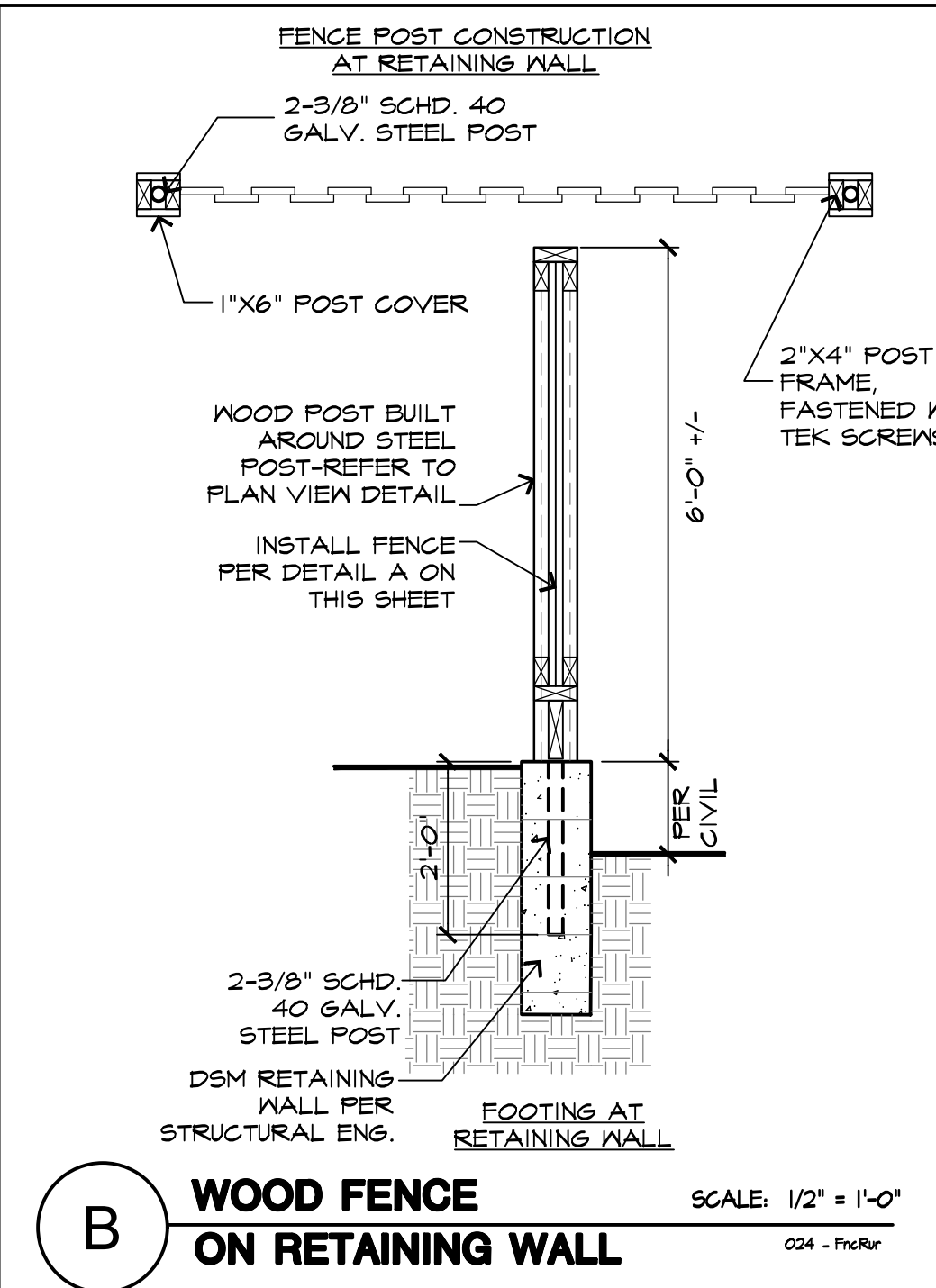
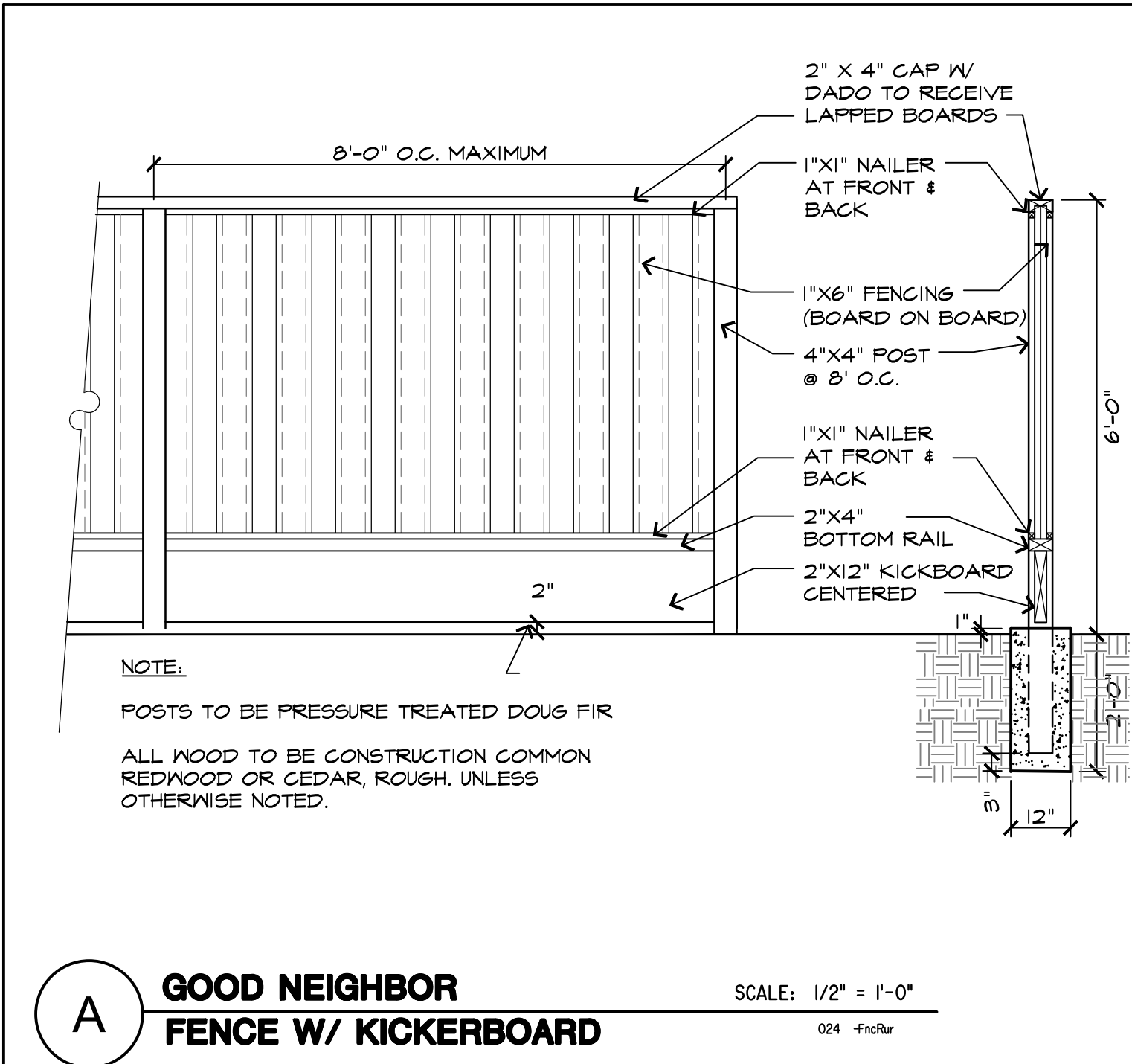
**FENCING &
WALL PLAN**



PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=30'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

SHEET
L11
OF L12 SHEETS



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

KB HOME NORTH BAY

4830 BUSINESS CENTER DRIVE, SUITE 150
FAIRFIELD, CA 94534

TEL. 707-389-7516

PROJECT:

LAUREL RANCH - SUBDIVISION 8741

ANTIOCH, CALIFORNIA

CONSTRUCTION DETAILS

PROJECT #:

DATE: AUG. 30, 2021

SCALE: -

DRAWN BY: CL

CHECKED BY: AMC

REVISIONS:

NO.	DESCRIPTION

SHEET

L12

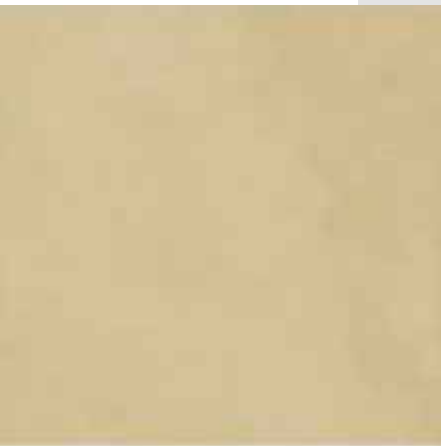
OF L12 SHEETS

LIGHT FIXTURE



LIGHT FIXTURE: KICHLER 9720PR CAMERON I LIGHT 18 INCH PRAIRIE ROCK OUTDOOR WALL, X-LARGE

CAPS



Sand



PILASTER CAP TO BE STONE TRANSITIONS 36" SQ. DUPONT PEAKED CAP. COLOR TO BE SAND



PILASTER BOTTOM STACKED CAP TO BE STONE TRANSITIONS 30" SQ. DUPONT FLAT CAP. COLOR TO BE SAND



WALL CAP TO BE STONE TRANSITIONS 16" WIDE DOUBLE BULLNOSE WALL CAP. COLOR TO BE SAND



WALL BOTTOM STACKED CAP TO BE STONE TRANSITIONS 12" WIDE EASED EDGE FLAT WALL CAP. COLOR TO BE SAND

STONE



MOUNTAIN LEDGE PANEL BY EL DORADO STONE COLOR: RUSSET

MONUMENT
TEXT COLOR



COLOR: BRONZE METAL METALLIC # 20156 LVR 11.9 BY MATTHEWS PAINT



NOTES:

LETTER INSET PANEL TO SIMULATE STONE TRANSITIONS COLOR: SAND

9" HIGH UPPERCASE LETTERS. FONT TO BE 'TRAJAN'

CAPS



PILASTER CAP TO BE STONE
TRANSITIONS 20" SQ. DUPONT
PEAKED CAP. COLOR TO BE SAND



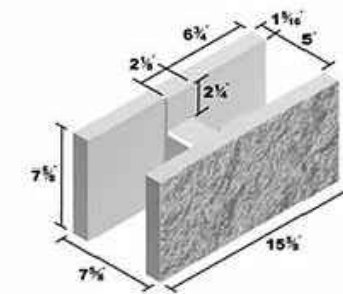
Sand

Eased Edge Flat



WALL CAP TO BE STONE
TRANSITIONS 12" WIDE EASED
EDGE FLAT WALL CAP.
COLOR TO BE SAND

CMU WALL



SPLIT FACE

WALL TO BE SPLIT
FACE TEXTURE CMU
BLOCK BY: BASALITE



345 - Split Face
Base - Lightweight

WALL COLOR TO BE 345 - SPLIT
FACE BASE - LIGHTWEIGHT
BY: BASALITE



336 - Split Face
Standard - Medium/Normal Weight

PILASTER COLOR TO BE 336 -
SPLIT FACE STANDARD -
MEDIUM/NORMAL WEIGHT
BY: BASALITE

CHAIN LINK FENCE



COLOR TO BE BLACK VINYL CLAD

SPLIT FACE WALL APPLICATION
BY: BASALITE



FURNISHINGS



TRASH RECEPTACLE: 436
BY DUMOR
COLOR: TEXTURED BLACK



MUTT MITT PARK DISPENSER
BY MUTT MITT
COLOR: WHITE/BLACK



DRINKING FOUNTAIN W/ PET FOUNTAIN
BY MOST DEPENDABLE FOUNTAINS
COLOR: TEXTURED BLACK



280 SQ. ROTATING PEDESTAL GRILL WITH
3 1/2 O.D. POST BY THE PARK CATALOG
COLOR: BLACK POWDER COAT
(COLOR AS SHOWN)



BOLLARD LIGHT
BY STERNBERG
LIGHTING
COLOR:
WEATHERED
BLACK
(COLOR AS SHOWN)



PARK BENCH: VERA BY MMCITE
COLOR: POWDER COATED BLACK GREY



PICNIC TABLES: APEX ENSEMBLE
BY FORMS AND SURFACES
COLOR: POWDER COATED INK BLUE TEXTURE
(COLOR AS SHOWN)



SHADE STRUCTURE
BY SUPERIOR RECREATIONAL PRODUCTS
FRAME AND POST COLOR: POWDER COATED ICED COFFEE
ROOF COLOR: BLACK
(POST COLOR AS SHOWN)



LANDSCAPE ARCHITECTURE
LAND PLANNING
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4830 BUSINESS CENTER
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Laurel Ranch - Subdivision 8741
Antioch, CA

MATERIAL - COLOR EXHIBIT
Park Site Furnishings

M3

PLAYGROUND EQUIPMENT



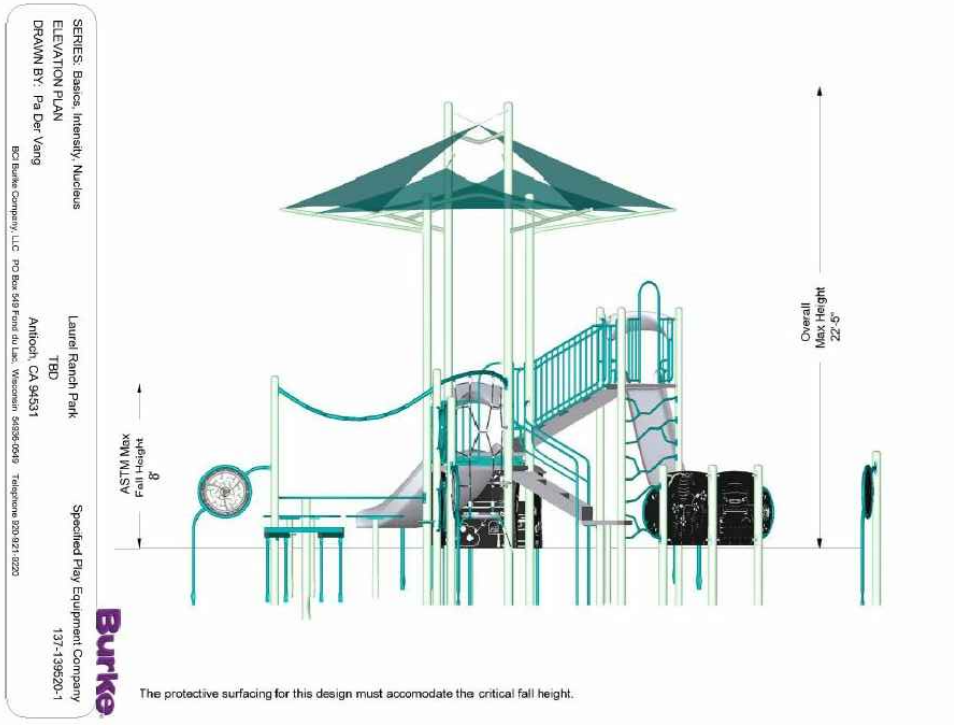
PLAYGROUND RENDER

PLAYGROUND STRUCTURE - BASICS, INTENSITY, NUCLEUS BY BURKE
COLORS: MINT, AQUA, TAN, BLACK/GRAY, GRANITE, REDWOOD,
TAN/GREEN MATTE FINISH

PLAYGROUND COMPONENTS

LUGE SLIDE
TAKTIKS BOW
ATHLETIC ARCH OH
WAVER RING PANEL
LEAF SEAT
ARA SQUARE SHADE
PLAYHOUSE
NOVO TEARDROP COUNTER CLIMBER

PLAY EQUIPMENT BY SPEC
SALES CONTACT: CHRIS OLSEN, CPSI, SENIOR PROJECT MANAGER
650.769.0775 MOBILE
800.475.1071 OFFICE
C.OLSEN@SPECPLAY.COM
CSLB# 1050307
DIR# 1000064237



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Laurel Ranch - Subdivision 8741
Antioch, CA

MATERIAL - COLOR EXHIBIT
Playground Equipment

M4

August 30, 2021

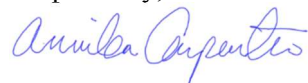
City of Antioch, Planning Department
Zoe Merideth, Associate Planner
PO Box 5007
Antioch, CA 94531-5007

Reference: Laurel Ranch – Tract 8741
Project Description:

Regional and micro-climate conditions, solar orientation and soil conditions will be taken into account with regards to plant selection and placement. The plant palette provides many plants with varying growth habits, preferences and tolerances, so selection of just the right plant should not be difficult. A high percentage of plants selected will be drought tolerant and appropriate for the climate. This palette, along with a drip irrigation system will conserve water within the project. By specifying plants which require little to no pruning, the green waste will be reduced. Plants selected will complement the architecture. Entryways and picture windows will be framed by specimen shrubs and nodes will have accent plantings. Plant species which enhance the architectural elevations shall be used. A diverse use of plant species will display various textures, forms, foliage color, and flowers; will create a beautiful landscape to contribute aesthetically to the surrounding neighborhoods. The trees have been selected to have non-invasive root systems, and placed with adequate setbacks to ensure no conflict with utilities and hardscape, or conflict with any site line distances. Root barriers will be installed on all trees near paving and utilities. Where feasible, trees have been placed to mitigate solid building surfaces and fences. Taller shrubs will also be located at solid building surfaces and fences, while lower shrubs will be located where ground level windows and architectural features occur, and at corners to maintain site line distances. Leading into the main entrance of the project site will have monumentation flanking the entry street with the project name and a split-face masonry wall will line the perimeter along Laurel Road and eastern portion facing Highway 4 to reduce the noise pollution. The project features a community park space that enhances circulation by providing opportunities for adults and children to traverse throughout the park. Play equipment and seating provide a family friendly space that allows its users to enjoy the outdoors. A passive green space with benches can be used by the community to meditate and enjoy the outdoors, while a trail staging area that connects to the adjacent future trail will provide pet waste stations to allow pet lovers to take their furry friends on trail walks. The irrigation system will use weather-based controllers to conserve the use of water. Spray irrigation will only occur at turf areas, and spray heads with low precipitation rates will be used to minimize runoff, erosion and overspray. The balance of the planting areas will be irrigated using drip irrigation methods. The trees will be on separate valves and will be irrigated with bubblers. Shrubs will be hydrozoned according to their water requirements and microclimates.

I can be reached with questions or further comments by phone at (925) 938-7377, or by email at Annika@RipleyDesign.com.

Respectfully,



Annika Carpenter
Vice President



Landscape Architecture

Land Planning

1615 Bonanza St, Suite 314
Walnut Creek,
California 94596

Tel: 925.938.7377

ATTACHMENT "B"

RESOLUTION NO. 2016/95

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVAL OF A VESTING TENTATIVE MAP/FINAL DEVELOPMENT PLAN FOR THE LAUREL RANCH PROJECT

WHEREAS, the City received an application from Strack Farms LLC (Richland) requesting approval of an Addendum to the Future Urban Area #2 Specific Plan Final Environmental Impact Report, a rezone to Planned Development District (PD-15-03), a Vesting Tentative Map/Final Development Plan (PW 698), and a development agreement for the Laurel Ranch project. The project consists of the development of 180 single family homes and associated improvements on a portion of a 54 acre parcel. The project site is located at the northwest corner of the Highway 4 Bypass and Laurel Road interchange (APN 053-060-031); and,

WHEREAS, an addendum to the Final Environmental Impact Report (EIR) for Future Urban Area #2 Specific Plan was prepared for the project in conformance with the California Environmental Quality Act and considered by the Planning Commission on July 20, 2016; and,

WHEREAS, on July 20, 2016, the Planning Commission recommended adoption of the Addendum to the City Council; and,

WHEREAS, on July 20, 2016, at a duly noticed public hearing the Planning Commission recommended to City Council approval of a rezone of the project site to Planned Development District (PD-15-03) and a development agreement for the project between the City of Antioch and Richland Planned Communities, Inc. and a vesting tentative map/final development plan; and,

WHEREAS, on September 13, 2016, the City Council adopted a resolution adopting an addendum to the Final Environmental Impact Report (EIR) for Future Urban Area #2 Specific Plan

WHEREAS, on September 13, 2016, the City Council introduced an ordinance approving a development agreement between the City of Antioch and Richland Planned Communities, Inc., and introduced an ordinance rezoning the site to Planned Development District (PD-15-03); and,

WHEREAS, the City Council duly gave notice of public hearing as required by law; and,

WHEREAS, on September 13, 2016, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the City Council makes the following required findings for approval of a Final Development Plan:

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1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability because each parcel has its own independent parking and access. The uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district due to the General Plan designations for the project site and the requirement to establish a Planned Development Zoning District and receive approval for a Final Development Plan for each project in the East Lone Tree Specific Plan area;
2. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development because the project will be constructing all the required streets and utilities to serve the project and the ultimate design, location and size of these improvements will be subject to the approval of the City Engineer;
3. Any commercial component of the project is justified. The future commercial parcel south of Laurel Road is consistent with the requirements of the East Lone Tree Specific Plan;
4. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted. The project is substantially in conformance with the standard zoning requirements for residential development and the Planned Development District development standards established for the project site;
5. The area surrounding the PD district can be planned and zoned in coordination and substantial compatibility with the proposed development because the proposed development is consistent with the General Plan and the area around the Project is approved to be developed according to the General Plan policies for the East Lone Tree Focus Area and to comply with the requirements of the East Lone Tree Specific Plan; and,
6. The Project and the PD District conform to the General Plan of the City in that the small lot single family residential, park/trail and undeveloped open space uses are consistent with the General Plan designations of Residential/Open Space for those portions of the project site; and,
7. The Conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

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BE IT FURTHER RESOLVED that the City Council does hereby make the following findings for approval of a Vesting Tentative Parcel Map:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site is designated Residential/Open Space and is zoned Planned Development and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,
2. That the subdivision proposed by the Vesting Tentative Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Map as conditioned complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The Conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby **APPROVE** a Vesting Tentative Map/Final Development Plan (PW 698) for the development of the Laurel Ranch project. The project consists of the development of 180 single family homes and associated improvements on a portion of a 54 acre parcel. The project site is located at the northwest corner of the Highway 4 Bypass and Laurel Road interchange (APN 053-060-031), subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions or in the development agreement.
2. This approval expires two years from the date of approval (Expires September 13, 2018) or alternate date as identified in the Development Agreement.
3. Concurrent with the first submittal of grading or improvement plans, the applicant shall submit a site plan exhibit showing the site plan as modified by conditions and approval.

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4. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge any land use approval or environmental review for the Project. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
5. A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.
6. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on fees, reimbursement and/or other payments that are due the City.
7. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director.
8. Prior to application for building and/or grading permits for any phase of the subdivision, the applicant shall secure use permit approval from the Planning Commission for that phase.
9. The architecture, sound walls, mailboxes, lighting, any accent paving, addressing, and landscaping for the entire project shall be subject to design review and approval by the Planning Commission prior to application for building and/or grading permits for the project. The design details shall conform to the Laurel Ranch Architectural Design Guidelines submitted to the City of Antioch May 2, 2016.
10. Prior to recordation of the first final map, and in conformity with California Vehicle Code 21107.5, the developer shall initiate an amendment to Antioch Municipal Code § 4-5.411, which will allow enforcement of public laws on privately owned and maintained roads.

B. VESTING TENTATIVE MAP CONDITIONS

1. The Vesting Tentative Map approval is subject to the time lines established in the State of California Subdivision Map Act or as extended by the Development Agreement.
2. Approval is based upon substantial conformance with the Vesting Tentative Map dated April 20, 2016, and as conditioned herein.
3. That approval of this Vesting Tentative map shall not constitute the approval of any improvements shown on the Vesting Tentative map and shall not be construed as a guarantee of future extension or re-approvals

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Page 5

of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.

4. The developer shall comply with all mitigation measures identified in the FUA #2 (East Lone Tree) Specific Plan Final EIR and the supplemental mitigation measures identified in the 2016 Addendum to the FUA #2 (East Lone Tree) Specific Plan Final EIR prepared for the Laurel Ranch project.
5. All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
6. All easements of record that are no longer required and affect individual lots or parcels within this project shall be removed prior to or concurrently with the recordation of the final map or subsequent separate document as approved by City Engineer.
7. Prior to recordation of the first final map, the developer shall obtain a lot line adjustment with the Contra Costa Water District parcel to the north in order to map open space Parcel 'E' and Lots 48, 49, 54, 55, 60 and 61.
8. The developer shall establish a Home Owners Association (HOA) for this project in conformance with the regulations set forth by the State Bureau of Real Estate. The HOA shall be responsible for maintaining all private common areas and amenities including:
 - Parcel 'A' and Parcel 'B' Parks.
 - Landscaping and entry treatments in rights of way not adjacent to front-on or side-on lots, if any, and HOA owned parcels north of the northerly curb line of Laurel Road. (Parcels 'I', 'J', 'P', and 'R')
 - HOA owned parking parcels. (Parcels 'S', 'T', 'U', and 'V')
 - All C.3 infrastructure north of the northerly curb line of Laurel Road which may include, but is not limited to engineered soil, gravel, cleanouts, pipes, overflows, and flow control orifices. (Parcels 'K', 'O', 'M', and 'N')
 - Storm drain pipes leading into basins on Parcels 'K', 'O', 'M', and 'N' (from the nearest catch basin or manhole) and storm drain pipes leading out of basins on Parcels 'K', 'O', 'M', and 'N' (to the nearest manhole outside of the basin).
 - The City shall be reimbursed if it maintains landscape or C.3 areas that are not maintained by the HOA to an acceptable City level.
 - All sound walls adjacent to the project, including graffiti removal.

- All private streets and street lighting.
 - All front yard landscaping.
 - Mailboxes.
9. Subject to approval by the State, the CC&Rs shall include a provision indicating that the City of Antioch is named as a third-party beneficiary with the right, but not the obligation, to enforce the provisions of the CC&Rs relating to the maintenance and repair of the property and improvements, including but not limited to landscaping, parking, open space, storm water facilities and the prohibition of nuisances. The City shall have the same rights and remedies as the Association, Manager or Owners are afforded under the CC&Rs, including but not limited to rights of entry. This right of enforcement is in addition to all other legal and equitable remedies available to the City, including the right to refuse to issue building permits for any building or structure that is not in compliance with applicable federal, state or local laws, regulations, permits or approvals. Neither action nor inaction by the City shall constitute a waiver or relinquishment of any rights or remedies. In addition, the CC&Rs shall include a provision that any design approvals required by the CC&RS for construction, reconstruction and remodeling are in addition to any approvals needed from the City as well. Further, the CC&Rs cannot be terminated or amended materially without the prior written consent of the Community Development Director and City Attorney of the City of Antioch. Material changes are those that would change the fundamental purpose of the development including but not limited to:
- City approvals of uses or external modifications.
 - Property ownership or maintenance obligations including, but not limited to, common areas, storm water and landscaping.
10. The City Attorney and City Engineer shall review and approve the CC&Rs for the development prior to the issuance of building permits for the first phase of residential construction. The CC&Rs shall require the following:
- That each unit shall be required to store garbage cans outside of public view.
 - That parking shall be prohibited along the private alleys of courtyard homes and that vehicles parked in the driveways of courtyard homes shall be prohibited from encroaching upon the private alley pavements.
 - That on-street and courtyard area RV parking with the exception of active loading and unloading of RVs shall be prohibited.
 - That all homes shall be identified by a decorative addressing method easily visible from the roads within the project in order to aid emergency responders. This method shall be reviewed by the Antioch Police Department and the Community Development Director.

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11. That the developer shall install and maintain streetlights and landscaping within the project area at no cost to the City.
12. Prior to recordation of the first final map, the property shall establish and participate in a Lighting and Landscape District (LLD), Maintenance CFD for lighting and landscaping maintenance, or other financial mechanism acceptable to the City Engineer and accept a level of annual assessments sufficient to maintain:
 - Street lights and landscaping adjacent to the project area excluding those areas to be maintained by the HOA (generally medians on Laurel Road.
 - C.3 infrastructure south of Laurel Road. (Parcels 'H', and 'L')
 - Open space parcels. (Parcels 'D', 'E', 'F', and 'G').
 - Landscaping (LMP) Parcels 'O' and 'K' fronting Laurel Road.

The annual assessment shall cover the actual annual cost of maintenance as described in the Engineer's Report.

13. Prior to recording of the first final map for the project, the developer shall form and participate in, or annex into an existing Public Facility Benefit District (BD) formed pursuant to Antioch Municipal Code Title 9, Chapter 4, Article 21, Communities Facilities District (CFD), or other financing mechanism as approved by the City for the construction of East Lone Tree Specific Plan infrastructure. The current estimate of assessment is \$15,067 per residential lot. This may include the recordation of a BD or CFD Boundary Map, list of approved facilities, development of a Special Tax Formula (Rate and Method of Apportionment - RMA), and recordation of Notice of Special Tax Lien. Should the approved financing mechanism require an RMA, the RMA shall be structured such that, up to the first 45 units constructed, the special tax shall be levied for each home at a time no later than the issuance of building permit (BP). In accordance with the RMA, the special tax will be levied only on each unit at the time of BP; no undeveloped land tax will be levied prior to the issuance of the BP for the 45th unit. Upon issuance of a final map containing the 45th lot, the special tax will be levied upon each lot within said, and any subsequent, final map as well as the undeveloped lands within the district boundary to support debt service on bonds to be sold after the issuance of the BP on the 45th unit if applicable. No bond sale will occur until the recordation of the 45th unit.
14. Upon finalization of the BD, CFD, or other financing mechanism, the City may determine that Richland Communities' contribution has exceeded that required for completion of East Lone Tree Specific Plan infrastructure. In this case, the excess funds shall be available for application to other

projects enhancing the economic development of Antioch. The use of any excess funds shall be at the direction of the City Council.

15. The commercial property (Parcel 'C') west of State Route 4 shall maintain the slope bank adjacent to the highway to a standard approved by the City Engineer.

C. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.
2. That use of construction equipment is restricted to weekdays between the hours 8:00 A.M. and 5:00 P.M., or as approved in writing by the City Manager.
3. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
4. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board.
5. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

D. SITE AND PROJECT DESIGN

1. All main entries to the subdivision shall have a significant entry treatment including signage and landscaping, which shall be reviewed and approved as part of the design review process.
2. A minimum of 15% of the homes in the Conventional Neighborhood shall be single story homes.
3. Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS and approved by the City Engineer prior to the approval of the final map.
4. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify

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September 13, 2016

Page 9

the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the applicant.

5. Adequate space for the weekly set out of three solid waste carts per home shall be provided on-street in close proximity to each home. Provisions for garbage pick-up shall be reviewed and approved by the Community Development Director prior to the approval of the first final map for the project.
6. Sound wall locations and elevations for each phase of the project shall be included on the grading plan(s).
7. Fencing or other treatment as approved by the City Engineer shall be provided at open space parcel access points to prevent vehicular access.
8. All proposed improvements shall be constructed to City standards or as approved by the City Engineer.
9. All public streets shall intersect at approximately 90 degrees or as approved by the City Engineer.
10. All driveways shall be a minimum of five feet from curb return.
11. That all public road right-of-way be located 10 feet behind the face-of-curb.
12. Monolithic sidewalks with beveled curb in public rights-of-way shall be 6" thick and reinforced as approved by the City Engineer. Detached sidewalks that will be crossed by vehicles at driveway locations shall be 6" thick and reinforced as approved by the City Engineer. Minimum sidewalk widths shall be as follows:
 - Adjacent to beveled curb, 4.5 feet excluding curb (bevel curb to be 12" deep by 3" high with ½" lip and 18" gutter).
 - Adjacent to vertical curb, 4.5 feet excluding curb.
 - Detached sidewalk, 5 feet.
13. A minimum of a 20 foot tangent shall extend beyond the return at intersections, or as approved by the City Engineer.
14. That all public street intersections shall meet the requirements of Caltrans Highway Design Manual for Intersection Design Standards (Topic 405).

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September 13, 2016

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and private streets to the extent practicable, or as approved by the City Engineer.

15. That all driveways be perpendicular to the street centerline for a minimum distance of 20 feet behind the curb, or as approved by the City Engineer.
16. That all parcels provide satisfactory access as approved by the City Engineer to the driveways and garages using standard automobile turn templates. Access to any lot that requires unusual or illegal maneuvers may result in modification or elimination of these lots.
17. That no parking shall be allowed on the Private Alleys.
18. All lot sidelines shall be perpendicular or radial to the fronting street centerline, or as approved by the City Engineer.
19. Sight distance triangles shall be maintained per 9-5.1101, Site Obstructions at Intersections of the Antioch Municipal Code or as approved by the City Engineer.
20. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per 9-5.1603 or as approved by the City Engineer.
21. The proposed street names shall be approved by Planning Commission prior to recordation of the first final map. Changes to street names not included in the staff report will require Planning Commission review and approval.
22. The applicant shall provide a "checklist" of universal design accessibility features to home buyers as required by Section 17959.6 of the Health and Safety Code.
23. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.
24. One on-street or guest parking space per lot shall be located within close proximity to the unit served as approved by the City Engineer.
25. The applicant and then the HOA, once the CC&Rs are operative, shall maintain all undeveloped areas within this subdivision in an attractive manner, which shall also ensure fire safety.

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26. The developer shall construct eight foot (8') high masonry sound walls (or sound wall/berm combinations) along the property lines of all proposed residential lots adjacent to Laurel Road, and ten foot (10') high masonry sound walls (or sound wall/berm combinations) along the eastern and northern property lines of all proposed residential lots adjacent to State Route 4, as determined by the acoustical analysis and as approved by the City Engineer. The sound walls along Laurel Road shall wrap around Lots 70, 80 and 81.
27. All fencing adjacent to open space shall be wrought iron, black vinyl clad chain link, masonry, or other material as approved by the City Engineer. Rear and side yard fencing shall be provided for all units. All fences shall be located at the top of slope, or as approved by the City Engineer
28. That all two-car garages be a minimum of 20 feet by 20 feet clear inside dimensions
29. Phasing of the project shall be approved by the City Engineer.
30. A pedestrian trail shall be incorporated into the plan as shown on the Vesting Tentative Map. The trail alignment shall be from Laurel Road through Parcel A (451 M 41) along the west side of the development and open space Parcel 'D' to approximately the north project boundary as shown on the Vesting Tentative Map and approved by the City Engineer. All environmental clearances, right of ways and easements shall be acquired by the developer at no cost to the City. The trail shall be constructed prior to the issuance of any building permit for lots that front or side on to 'D' Lane (Lots 1-18).
31. The developer shall be responsible for the design and construction of Laurel Road from the project's western boundary to State Route 4 and Country Hills Drive from the project's southern boundary to Laurel Road, including all infrastructure and traffic signalization. Full improvement excluding landscaping for the portion of Laurel Road between the SR4 through the westerly curb returns of Country Hills Drive shall be completed prior to the first building permit. The signed improvement plans for the remainder of Laurel Road (including landscaping for all of Laurel Road) and Country Hills Drive shall be completed prior to the recordation of the final map containing the 45th lot; construction shall commence prior to issuance of the 45th building permit; construction shall be completed (signed off by the City Engineer) prior to issuance of the 90th building permit. The City shall cooperate with the developer to provide reimbursement to developer by other landowners and developers benefitting from such improvements for their fair share of the costs of such improvements, as more particularly described in the Development

Agreement between the City and the developer. If the improvements are constructed by another developer pursuant to project approvals for a separate project prior to construction by the Laurel Ranch developer pursuant to these conditions, the Laurel Ranch developer shall reimburse the developer that constructed the improvements for their proportionate share of the costs.

- The project applicant shall construct and install one of the following sets (Option A, Option B or Option C) of road improvements at the intersection of Laurel Road and D Lane (Laurel Ridge Project Access) and Treeline Way (Park Ridge Project Access):
 - a. Signalized intersection; OR
 - b. Side Street Stop-Controlled intersection: one stop sign at D Lane and one at Treeline Way, with a westbound left-turn pocket onto Treeline Way (length of storage and deceleration lane shall be as approved by the City Engineer), signage and striping to indicate egress is right turn out only off of Treeline Way onto Laurel Road; pedestrian cross walk across Laurel Road with automatic flashing lights; striping for right turn lane onto D Lane from Laurel Road; signage and striping to indicate egress is right turn out only off of D Lane onto Laurel Road, OR
 - c. Signalized intersection at Treeline Way and right-out from D Lane, with a minimum distance between D Lane and Treeline Way intersections of 200 feet or as determined by the City Engineer. All above ground costs for the traffic signal shall be the responsibility of the Park Ridge development.

Implementation of Option A, B or C shall be in compliance with COA #91 for the Park Ridge development (Tentative Map Resolution No. 2010/21). More specifically, the project applicant shall implement Option A or C if COA #91 for the Park Ridge development has not been revised by the time the project applicant submits improvement plans for a final map. However, if COA #91 has been revised to require a side street stop-controlled intersection, Option B shall be implemented by the project applicant.

- A full traffic signal shall be constructed at Laurel Road and Country Hills Drive as approved by the City Engineer with the construction of the third leg of the intersection. Conduits and pullboxes shall be installed at the time of roadway construction.
- Interconnect conduit shall be installed within Laurel Road from the project's western boundary to State Route 4. In conjunction with the

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construction of Laurel Road, signals from Cañada Valley Road to the State Route 4 eastbound ramps intersection, including all intervening signals, shall be interconnected.

- The median island on Laurel Road shall include a left turn pocket for eastbound traffic and a dual left turn pocket for westbound traffic at the Country Hills Drive intersection. The length of storage and deceleration lanes shall be as approved by the City Engineer.
 - The subdivider/developer shall design and construct Laurel Road as a 4-lane arterial within a 112' right-of-way (88' curb-to-curb) plus 12' additional as needed for the dual left turn lane onto southbound Country Hills Drive, with a 16' raised median, full street improvements, detached 6' sidewalks, and 20' wide landscape maintenance parcels (LMPs) on each side of the roadway with masonry sound walls at the residential edges of the LMPs, per the Specific Plan and as approved by the City Engineer.
32. The developer shall dedicate right-of-way and easements for Laurel Road and Country Hills Drive to the City of Antioch at no cost to the City. No access to commercial developments (Parcel 'C') shall be permitted off of Laurel Road due to the site's narrow frontage and close proximity to planned intersections.
33. The developer shall construct Country Hills Drive from Laurel Road to the southerly project boundary prior to the 90th building permit or the completion of Country Hills Drive through the Park Ridge development, whichever occurs first. Country Hills Drive improvements shall include two southbound lanes at Laurel Road with Caltrans standard merge lanes to one southbound lane to conform to the future/existing roadway improvements at the property's southerly boundary. Northbound Country Hills Drive shall include a left turn lane at Laurel Road. Bike lanes shall be included northbound and southbound as shown on the tentative map.
34. Except for right-in/right-out access, access to the 9.9-acre commercial parcel (Parcel 'C') from southbound Country Hills Drive shall be a minimum of 800' south of Laurel Road. Based on a traffic study conducted for this commercial site, this access may require signalization. The traffic signal shall be designed and constructed in cooperation with the property owner to the south.
35. Design of Parcel 'A' (Park) and Parcel 'B' (Park) shall be approved by the Park and Recreation Commission and Planning Commission prior to recordation of the final map containing the 45th lot. Construction of Parcel 'A' (Park) shall be completed prior to the issuance of the building permit to construct the 65th "Private Lane Home". Construction of Parcel 'B' (Park)

shall be completed prior to the issuance of the 60th "Single Family Home" building permit.

36. The multi-use trail with adjacent rural/native landscaping shall be constructed to Highway Design Manual Standards as shown on the Tentative Map and as approved by the Park and Recreation Commission.

E. UTILITIES

1. That the developer shall install all infrastructure to serve the site. This will involve grading and paving future Country Hills Drive to the extent necessary to fully construct the roadway to the project's southern boundary and over sizing the facilities to accommodate future development to the south. The infrastructure for access to the site (sewer and storm extensions to tie-in with improvements to the south, and water, joint trench, and surface improvements to the southern boundary) shall be completed prior to issuance of building permits. This may involve over-sizing the facilities to accommodate all future development in the East Lone Tree Specific Plan. In the event that oversizing of improvements is necessary, the City shall cooperate with the developer in establishing a reimbursement mechanism for improvements completed for the benefit of other properties.
2. Public utilities shall be constructed to their ultimate size and configuration with the road construction in which they are to be located.
3. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code.
4. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
5. All sewage shall flow by gravity to the intersecting street sewer main or as approved by the City Engineer.
6. All public utilities including storm drain pipes and ditches shall be installed in streets avoiding between lot locations. Storm drain lines or ditches not in streets shall be maintained by the HOA. All proposed drainage facilities, including open ditches, be constructed of Portland Concrete Cement or as approved by the City Engineer.
7. Prior to the recordation of the first final map, the applicant shall comply with all conditions stipulated in the Contra Costa County Flood Control District letter dated September 14, 2015, submit hydrology and hydraulic

analyses with a storm water control plan to the City for review and approval and to Contra Costa County Flood Control for review at no cost to the City as directed by the City Engineer.

8. The applicant shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements G.3.c. for additional water flow conditions.
9. The houses shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.
10. Recycled water mains shall be constructed in arterial roadways and internal streets with significant right of way, park, or other landscaping as approved by the City Engineer. This development is subject to State Laws which may require recycled water to all landscaped area.
11. Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all in and above ground assets. This includes all Water Distribution Utility features, Collection Utility features, Storm Water Utility features, and inverts associated with these features. Developer is to also include GPS coordinates of metal subdivision entryway signs, street signs, light poles, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector, and provided in GIS shapefile format using the North American 1983 Coordinate System.

F. LANDSCAPING

1. Landscaping on all slopes, medians, trail, and open space areas, C.3 basin parcels shall be approved by the Planning Commission. All of these areas north of the northerly curb line of Laurel Road shall be maintained and managed by the applicant or HOA as required by the City Engineer.
2. A minimum of one 15 gallon tree shall be located within 10' of the sidewalk in the front yard of each "Conventional home" lot and the side yard of corner lots prior to the issuance of the certificate of occupancy. The type and location of the tree shall be as approved by the City Engineer.
3. A minimum of one 15 gallon tree shall be located within 10' of the sidewalk in the front yard of each "Private Lane home" lot adjacent to the street prior to the issuance of the certificate of occupancy of the unit adjacent to the street. The type and location of the tree shall be as approved by the City Engineer.

4. Based on drought conditions, the City Engineer has the authority to delay some or all of the landscape Conditions of Approval.

G. FIRE REQUIREMENTS

1. All weather access roads and a water supply shall be provided prior to commencing any combustible construction, as required by the Fire Chief.
2. Street widths shall be subject to approval by the Contra Costa County Fire Protection District and the City Engineer.
3. The applicant shall comply with the following conditions provided by the Contra Costa County Fire Protection District:
 - a. Access roadways of less than 28-feet unobstructed width shall have NO PARKING – FIRE LANE signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked, per 22500.1 CVC.
 - b. The cul-de-sacs or turnarounds shall have an outside turning radius of a minimum of a 45' or as approved by the City Engineer. Should the sidewalk be included in the turning radius, it shall be clear of street lights, fire hydrants and other obstructions.
 - c. The applicant shall provide an adequate reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than one hydrant flowing simultaneously for the duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (508.1), (B105) CFC
 - d. The applicant shall provide hydrants of the East Bay type, which shall be maintained by the City. Approximate hydrant locations will be determined by the Fire District and approved by the City Engineer.
 - e. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC. Gravel roads are not considered all-weather roadways for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum sub base materials and capable of supporting the designated gross vehicle weight specified above.
 - f. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches high

with ½-inch stroke or larger as required to be readily visible from the street. (505.1) CFC, (501.2) CBC

- g. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District (CCCFPD).
- h. Submit plans to: Contra Costa County Fire Protection District, 2010 Geary Road, Pleasant Hill, CA 94523.

H. FEES

1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. Park-in-Lieu fees in the amount of \$270,000 are due at the recording of the final map per City Code of Ordinances, Title 9, Chapter 4, Article 10.
3. The applicant shall pay all pass-through fees. Fees include but are not limited to
 - East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. (See G.3.g.)
 - Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). (currently \$50 per lot or parcel).
 - Contra Costa County Flood Control District.
 - School Impact Fees.
 - Delta Diablo Sewer Fees.
 - Contra Costa Water Fees.
4. In order to assist the City in meeting a police force level within a range of 1.2 to 1.5 officers per 1,000 residents as set forth in Performance Standard 3.5.3.1 of the General Plan, the developer shall, at its own cost, establish or annex into (if one has already been established), a land-based financing mechanism to fund police services reasonably related to the Project. The financing mechanism may be in the form of a Community Facilities District ("CFD") or other means acceptable to the City in consultation with the developer. The CFD or other financing mechanism shall be established prior to the issuance of the first building permit for the Project. The requirements of this condition of approval shall be waived by the City if the City imposes a special tax or other form of revenue generation on all City residents dedicated specifically for the purpose of funding police services. If the developer is required to establish and form a CFD, it shall be entitled to reimbursement for those formation costs from

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other properties annexing into the CFD pursuant as provided in the Development Agreement with the City. If the developer annexes into an existing CFD, it shall reimburse the City its pro rata fair share costs of formation costs of that CFD.

5. The developer shall reimburse the City's Water Fund for their fair share of costs borne by the Water Fund for the construction of the 16" water main over SR4 prior to the issuance of building permits.

I. MODEL HOMES

1. Prior to the placement of any sales trailers, plans shall be submitted to the Engineering Department for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.
2. The model home complex parking lot location and design shall be subject to City Engineer approval.
3. The model home landscaping shall be drought tolerant, with total area of spray irrigation for the complex not to exceed 50 percent of the landscaping area.

J. GRADING

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.
3. The grading for slopes shall be contoured to provide as natural an appearance as possible as required by the City Engineer.
4. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
5. All lots shall be graded to drain positively from the rear to the street or as approved by the City Engineer.
6. The swales adjacent to the house structure shall have a minimum of a one percent (1%) slope or as directed by the City Engineer.

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7. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
8. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading easements to assure that project-wide grading conforms to the approved map and conditions of this resolution.
9. The grading plan for this development shall be approved by the City Engineer.
10. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum or as approved by the City Engineer.
11. Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
12. All retaining walls shall be of masonry construction.
13. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer.
14. The back to back or side to side grading transitions from lot to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.
15. The minimum concrete gutter flow slope shall be 0.75%.
16. All property lines shall be located at the top of slope.

K. CONSERVATION/NPDES

1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used.
2. The Project shall meet or exceed Tier 1 of the CALGreen Building Code.
3. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and

redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w.

4. The following corrections shall be made to the Storm water Control Plan prepared for the project, dated April 20, 2016. A revised Storm water Control Plan shall be submitted with the first final map and improvement plan submittal:
 - a. Table 1: Project watershed is East Antioch Creek. Project density should be determined and included.
 - b. Areas indicated as not treated are not correctly categorized and shall be correctly categorized and included in the IMP sizing calculator.
 - c. Indicate whether there is a valley gutter(s) alongside the trail for runoff, and if so, indicate where it discharges.
 - d. There is no discussion of ST-1, 2, or 3, and DMA 7A and B in the text. Those areas are presented in Table 5 and that's it. What do they consist of? Impervious or pervious or both? Descriptions of these areas should also be included in sections IV.A.1 and IV.A.2.
 - e. The value for ST-1 listed in Table 4 (226,055) does not match the value in the IMP sizing calculator printout (225,694).
 - f. Attachment A is missing the IMP sizing calculator "warnings" page.
 - g. An O&M plan shall be submitted and approved prior to acceptance of subdivision improvements.
 - h. An O&M maintenance agreement shall be submitted and recorded with the final versions of the SWCP and O&M plan attached.
 - i. Electronic copies of the SWCP and XML output file from the IMP sizing calculator shall be provided.
5. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:

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- a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
- b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.1 of Regional Water Quality Control Board Order R2 2003 0022).
- c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.

- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly

d. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

L. FINAL EIR AND MITIGATION MONITORING AND REPORTING PROGRAM

1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Future Urban Area #2 (FUA2) Specific Plan Environmental Impact Report, as modified by the proposed project Addendum.
2. The applicant shall mitigate any impacts on wildlife, including State and Federally listed threatened and endangered species, and their habitat by compliance with one of the following:
 - a. Implementing, or making enforceable commitments to implement, all applicable mitigation measures in the project environmental documents, as well as any additional measures as may be required by the California Department of Fish & Wildlife (CDFW) or the U.S. Fish & Wildlife Service (FWS), and obtaining a letter(s) from CDFW and FWS stating that the project has fulfilled the requirements of applicable State and Federal wildlife protection laws and regulations; or
 - b. Complying with applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCC HCP/NCCP Covered Species; or
 - c. Complying with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.

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I **HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 13th day of September, 2016.

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

NOES: None

ABSENT: None




ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "C"
CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of September 14, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Brad Helfenberger, Parks and Recreation Director 

SUBJECT: Policy for Ensuring Equitable Access to Inclusive Play Environments in Parks and Public Spaces

RECOMMENDED ACTION

It is recommended that the City Council adopt the attached resolution adopting a Policy for Ensuring Equitable Access to Inclusive Play Environments in Parks and Public Spaces

FISCAL IMPACT

This recommended action has no direct fiscal impact at this time. Implementation of the policy is anticipated to result in increased expenditures for accessible park features and related costs.

DISCUSSION

At the City Council Regular Meeting of November 24, 2020, direction was given to staff to develop a policy for all-inclusive park design. At the City Council Regular Meeting of May 25, 2021, a presentation was given to City Council on Inclusive Park Design and further direction was given to staff, including a request that a draft policy be sent to the Parks and Recreation Commission for review and recommendation for approval. The draft policy attached for the City Council's consideration was developed in consultation with Gates and Associates, who are subject matter experts on the topic. Input was also received and incorporated from First Five Contra Costa County, as well as Be Exceptional Programs, a local non-profit agency dedicated toward providing programs for people with disabilities.

COMMISSION RECOMMENDATION

At the Parks and Recreation Commission Regular Meeting of August 19, 2021, the Commission voted unanimously to recommend that the City Council adopt the attached policy. The Commission also asked that additional language be added regarding playground color schemes, which is included in the final policy.

ATTACHMENTS

- A. Resolution
- B. Policy
- C. Presentation

RESOLUTION NO. 2021/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
ADOPTING A POLICY FOR ENSURING EQUITABLE ACCESS TO INCLUSIVE PLAY
ENVIRONMENTS IN PARKS AND PUBLIC SPACES**

WHEREAS, the City of Antioch is dedicated to providing equitable access to Parks and Recreation Programs and Facilities, specifically with respect to serving Antioch residents who are differently abled or with special needs;

WHEREAS, the City of Antioch recognizes that providing high-quality outdoor play experiences that foster active, independent play are critical for the developmental health, well-being and social engagement of all children.

WHEREAS, the City acknowledges that the American with Disabilities Act Assembly Guidelines only require the removal of physical barriers to access play environments and do not address equitable physical and social inclusion;

WHEREAS, the City of Antioch's intent to exceed basic requirements, develop new play facilities and renovate existing playgrounds that support inclusive play experiences; and

WHEREAS, the City of Antioch has developed a policy that will provide for fully accessible playgrounds at four destination parks and ensure that all parks are developed and renovated to include fully accessible features.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby adopts the attached Policy for Ensuring Equitable Access to Inclusive Play Environments in Parks and Public Spaces.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 14th day of September, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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



POLICY FOR ENSURING EQUITABLE ACCESS TO INCLUSIVE PLAY ENVIRONMENTS IN PARKS AND PUBLIC SPACES

Overview

The City of Antioch is dedicated to providing equitable access to Parks and Recreation Programs and Facilities, specifically with respect to serving Antioch residents who are differently abled or with special needs. The purpose of this policy is to outline an approach to ensure inclusive play environments are available to all members of the community regardless of their physical, cognitive or behavioral ability.

It is estimated that the spectrum of disabilities, including autism, learning disabilities, visual, hearing and mobility challenges, impact 8.5% to 14% of all children.

The City of Antioch recognizes that providing high-quality outdoor play experiences that foster active, independent play are critical for the developmental health, well-being and social engagement of all children. The City acknowledges that the American with Disabilities Act Assembly Guidelines only require the removal of physical barriers to access play environments and do not address equitable physical and social inclusion. This City policy captures the agency's intent to exceed basic requirements, develop new play facilities and renovate existing playgrounds that support inclusive play experiences.

Inclusive Design

An inclusive play environment considers the needs of children of all abilities and their parents. The availability of shade and restroom facilities, in addition to accessible routes, sidewalks and parking areas to the play environment are key. Adequate space in terms of acreage allows for the ease of movement between play elements and places to comfortably retreat and observe activity. A fully inclusive playground provides identical or equitable access to all play elements regardless of ability.

For the purposes of inclusivity design, the Antioch Park system will include three categories. Tier 1 includes three Community Parks, which are destinations for the whole community and important locations to develop fully inclusive play environments.

Tier 2 parks are neighborhood parks designed to meet the needs of the local neighborhood and should also include convenient access to inclusive play elements. Tier 2 parks have characteristics that support inclusivity such as level topography, restrooms, shaded seating areas, accessible on-site parking, and adequate area to accommodate

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space requirements of inclusive play features. Tier 2 parks will be targeted for additional accessible features as playgrounds are upgraded.

Tier 3 parks are neighborhood parks that lack Tier 1 and Tier 2 qualities and require improvements beyond the playground to achieve an inclusive design. However, inclusive elements should be incorporated into playground structures of Tier 3 parks as they are upgraded to ensure that all of Antioch's parks are inclusive. A list of each park and their current tier assignment is below:

Tier 1:

Antioch Community Park
Prewett Community Park
Antioch City Park

Tier 2:

Chichibu Park
Country Manor Park
Diablo West Park
Gentrytown Park
Hillcrest Park
Marchetti Park
Nelson Ranch Park
Williamson Ranch Park

Tier 3:

Almondridge Park
Canal Park
Chaparral Park
Contra Loma Estates Park
Dallas Ranch Park
Deerfield Park
Eagles' Ridge Park
Fairview Park
Hansen Park
Harbour Park
Heidorn Park
Jacobsen Park
Knoll Park
Markley Creek Park

Meadowbrook Park
Meadow Creek Park
Mira Vista Park
Mira Vista Hills Park
Mountaire Park
Prosserville Park
Village East Park

General Policies

1. Conduct and regularly update, an inclusivity assessment of existing parks to inform prioritization of park renovation projects.
2. Develop fully inclusive playgrounds at each of the three Tier 1 Parks (Antioch Community Park, Antioch City Park, Prewett Community Park).
3. Explore opportunity to develop a 4th fully inclusive playground in Northwestern portion of City, to provide equitable distribution of facilities across 4 quadrants. A park currently classified as Tier 2 should be selected for this purpose.
4. Fully Inclusive (Tier 1) Guidelines:
 - a. Recognize that a fully inclusive playground is composed of elements that allow a fully inclusionary experience. Designs should allow people of all abilities to participate in ways that allow for independent experiences, but also foster interaction between participants. Designs should allow people of all abilities to have tactile and auditory sensory experiences, but also provide opportunities for quiet creativity. Fully inclusive playgrounds should include a multi-use path to offer a chance to scout the playground and be enclosed to provide comfort and safety.
 - b. Accommodate adults with disabilities who want to supervise or participate in play activities in the playground design.
 - c. Encourage social participation and cooperation in the playground design.
 - d. Include an enclosed play environment, associated seating and gathering spaces with controlled access points to facilitate supervision and reinforce safety.
 - e. Feature fully inclusive safety surfacing, such as pour-in-place rubber.
 - f. Usage of natural colors in playground equipment that are less likely to alarm children with autism than bright colors.
 - g. Offer equitable gross motor skills play experiences in the playground, including swinging, balancing, climbing, spinning, sliding and rocking.

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- h. Solicit and integrate input from community groups/members with insights into the special needs community when a playground is developed or renovated.
- 5. As Tier 2 neighborhood playgrounds are renovated, all-inclusive play elements are incorporated into the overall playground design, additional site improvements are provided such as shaded seating amenities, access from sidewalks and parking areas, and access to restrooms, to create a comfortable inclusive environment for both parents and children.
- 6. As Tier 3 neighborhood playgrounds are renovated, all-inclusive play elements are incorporated into the overall playground design, access from sidewalks, and shaded seating amenities are added. Existing restroom facilities should also be upgraded as park renovations take place.

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STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE: Regular Meeting of February 17, 2022

TO: Members of the Parks and Recreation Commission

SUBMITTED BY: Brad Helfenberger, Parks and Recreation Director 

SUBJECT: Senior Center and Nick Rodriguez Community Center Programs
Update from Recreation Supervisor Monserrat Cabral

RECOMMENDED ACTION

It is recommended that the Parks and Recreation Commission receive the update and discuss.

FISCAL IMPACT

This recommended action has no direct fiscal impact at this time.

DISCUSSION

At the Parks and Recreation Commission regular meeting of October 21, the Commission expressed a desire to become more familiar with Recreation Programs and staff members in charge of them. A consensus was reached to invite the four Recreation Supervisors to attend the next four Commission meetings to give an update on their respective program areas and answer any questions the Commission may have.

Tonight's presentation is the third in the series. In attendance is Recreation Supervisor Monserrat Cabral, who oversees the Antioch Senior Center and Nick Rodriguez Community Center.

ATTACHMENTS


None.

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STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE: Regular Meeting of February 17, 2022

TO: Members of the Parks and Recreation Commission

SUBMITTED BY: Brad Helfenberger, Parks and Recreation Director 

SUBJECT: Discussion of Potential Locations for Future Outdoor Fitness Equipment

RECOMMENDED ACTION

It is recommended that the Parks and Recreation Commission discuss potential locations for future outdoor fitness equipment within the City and provide a recommendation of next steps to City staff.

FISCAL IMPACT

This recommended action has no direct fiscal impact at this time.

DISCUSSION

This item is solely for the Parks and Recreation Commission's discussion. The item was requested for discussion at the September 16, 2021 regular meeting by Commissioner Belche and was discussed at the October 21, 2021 Parks and Recreation Commission Regular Meeting. At that meeting, the Parks and Recreation Commission requested to review City-owned parks, trails, and other properties that might be a good fit for these amenities. Staff are returning tonight with some potential locations for the Commission to discuss.

ATTACHMENTS

1. Location maps

Almondride Park






Soccer Field

Baseball Field

Playground

Tennis Court

Legend

-  Potential Fitness Zones
-  Public Restroom
-  Transmission Tower
-  Benches
-  Park Entry

A

B

C

B

D

B

B

B

B

B

B

E

F

Fairview Park

Park Sign

Playground

A

B

B

B

D

B

B

B





G

E

F

Basketball Court


Legend


-  Potential Fitness Zones
-  Public Restroom
-  Benches
-  Park Entry



Marina Trail

Legend

 Potential Fitness Zones

 Benches

Meadow Brook Park

Legend



Trasmission Tower



Potential Fitness Zones



Benches



Park Entry

E

F

G

D

B

B

B

B

B

Playground

Slope

Slope

Basketball Court

G

Volleyball Court

B