

PARKS & RECREATION COMMISSION MEETING

Antioch City Hall 200 H Street Antioch, CA 94509

> Thursday April 17, 2025 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:

Members of the public attending the meeting in person may speak during "public comments" or during an agenda item. If you wish to speak either during "public comments" or during an agenda item, please approach the podium at the appropriate time and the Chair will notify you when you may speak. Please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).

If you wish to provide a written public comment you may email the Director of Parks and Recreation at bhelfenberger@antiochca.gov, by 3:00 p.m. the day of the Parks and Recreation Commission Meeting. Please note, written public comments received by 3:00 p.m. the day of the Parks and Recreation Commission Meeting will be shared with the Parks and Recreation Commission before the meeting, entered into the public record, retained on file, and available to the public upon request. Written public comments will not be read during the Parks and Recreation Commission Meeting.

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

April 17, 2025

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 minutes of the Parks and Recreation Commission Meeting of February 20, 2025.

VI. BUSINESS

- 1. "Creekside Vineyards Parks" Commission Approval
- 2. "The Ranch", TM 9571 Commission Approval
- 3. Discussion on Possible Addition of Water Bottle Filling Stations in Parks

VII. COMMUNICATIONS (Announcements and Correspondence)

- 1. Staff Communication
- 2. Commission Communication

VIII. ADJOURNMENT

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.

CITY OF ANTIOCH PARKS & RECREATION COMMISSION REGULAR MEETING

Regular Meeting February 20 2025 7:00 p.m. City Council Chambers

I. CALL TO ORDER

Chairperson Ellis called the meeting to order at 7:01 P.M. on Wednesday, February 20, 2025, in Council Chambers.

II. ROLL CALL

Present: Commissioners Broom, Eubanks, Hunt and Chairperson Ellis

Absent: Commissioner Williams and Vice Chairperson King

Staff: Director of Parks and Recreation, Brad Helfenberger

Deputy Director of Public Works, Carlos Zepeda

III. PLEDGE OF ALLEGIANCE

Chairperson Ellis led the Pledge of Allegiance.

IV. PUBLIC COMMENT – None

V. APPROVAL OF MINUTES

Recommended Action:

1. Motion to approve annotated agenda minutes of the Parks and Recreation Commission Meeting of November 21, 2024

On motion by Commissioner Broom, seconded by Commissioner Eubanks the Park and Recreation Commission members present unanimously approved the annotated agenda minutes of November 21, 2024. The motion carried the following vote:

AYES: Broom, Eubanks, Hunt, Ellis

NOES: None ABSTAIN: None

ABSENT: Williams, King

2. Motion to approve the annotated agenda minutes of the Parks and Recreation Commission Special Meeting of January 23, 2025.

On motion by Commissioner Broom, seconded by Commissioner Eubanks the Park and Recreation Commission members present unanimously approved the annotated agenda minutes of January 23, 2025. The motion carried the following vote:

AYES: Broom, Eubanks, Hunt, Ellis

NOES: None ABSTAIN: None

ABSENT: Williams, King

VI. BUSINESS

1. Option to add an Additional Member to the Ad-Hoc Committee to Identify Bicycle Improvements via a Bicycle Master Plan

Commissioner Broom suggested tabling this item until Commissioners Williams and King were present to consider their participation in the Ad Hoc Committee.

On motion by Commissioner Broom, seconded by Commissioner Hunt, the Parks and Recreation Commission members present unanimously tabled the <u>Option to add an Additional Member to the Ad-Hoc Committee to Identify Bicycle Improvements via a Bicycle Master Plan</u> to the next Parks and Recreation Commission meeting. The motion carried the following vote:

AYES: Broom, Eubanks, Hunt, Ellis

NOES: None ABSTAIN: None

ABSENT: Williams, King

2. Discussion on Commissioner Attendance of the California Park and Recreation Society (CPRS) Conference

Director of Parks and Recreation Helfenberger announced that Commissioners Broom, Hunt and Chairperson Ellis would be attending the Parks and Recreation Annual Conference in March and requested any other Commissioners interested in attending let him know by February 21, 2025.

Commissioner Eubanks responded that she would let Director of Parks and Recreation Helfenberger know if she would be able to attend.

3. Discussion on Possible Addition of Water Bottle Filling Stations in Parks

Chairperson Ellis suggested the Commission consider tabling this item since it was brought forward by Commissioner Williams who was not present this evening.

A motion was made by Commissioner Hunt to table the <u>Discussion on Possible Addition</u> of Water Bottle Filling Stations in Parks to the next Parks and Recreation Commission meeting.

In response to the Commission, Director of Parks and Recreation Helfenberger reported that the cost of installing water bottle filling stations was approximately \$5,000 each and a majority of

outdoor units were not refrigerated or filtered. He noted existing fountains would need to be removed and replaced with a new unit.

Commissioner Broom seconded the motion to table the <u>Discussion on Possible Addition</u> of Water Bottle Filling Stations in Parks to the next Parks and Recreation Commission meeting. The motion carried the following vote:

AYES: Broom, Eubanks, Hunt, Ellis

NOES: None ABSTAIN: None

ABSENT: Williams, King

4. Discussion on Possible Creation of an "Adult Skate Day" Event

Commissioner Hunt announced she had received requests from the community to organize an Adult Skate Day event.

Following discussion, Commissioner Hunt stated she could research the logistics for organizing the event and present her findings to the Commission for consideration.

Consensus of the Parks and Recreation Commission supported Commissioner Hunts' request.

VII. COMMUNICATIONS

1. Staff Communications

Deputy Public Works Director Zepeda provided an update on trail paving projects for the Mesa Ridge Trail and Village East Park. He stated that he would provide an update for future trail maintenance at the April Parks and Recreation Commission meeting. He announced Arbor Day event would be held in April and he would be sending out invitations once details were finalized.

Director of Parks and Recreation Helfenberger announced Keep Antioch Beautiful Day events would be held on April 26, 2025, with locations downtown and at Prewett Park.

Commissioner Broom suggested staff consider planting trees on the bank above the trail along East Antioch Creek.

Director of Parks and Recreation Helfenberger announced the Park and Recreation Department was preparing for summer programs. He reported on mechanical repairs and roofing projects at the Antioch Water Park and Nick Rodriguez Community Center. He recognized Senator Glazer for providing state grant funding for the roofing project. He announced the Eggstravaganza event would be held on April 12, 2025, at the Antioch Water Park.

2. Commission Communications

Commissioner Eubanks voiced her support for the Adult Skate Night event.

Commissioner Hunt commented that the community could begin by focusing on designating a location for skating while laying the groundwork for future events.

Director of Parks and Recreation Helfenberger stated that if a community member wanted to take the lead and identify a location, he would be willing to provide a flyer.

Commissioner Broom reported he witnessed a vehicle versus pedestrian accident on East 18th Street and noted that the lack of adequate lighting in the area was a concern. He requested an update on specific lighting improvements in the East 18th Street corridor.

Deputy Public Works Director Zepeda updated the Parks and Recreation Commission on the City's street light improvement program.

Commissioner Hunt commented that Hanson Park also lacked adequate lighting.

Deputy Public Works Director Zepeda clarified placement of the light poles was not part of the project; however, upgrading to LED fixtures would enhance the reach of lights.

In response to Commissioner Broom, Director of Parks and Recreation Helfenberger announced the Parks and Recreation Commission would be receiving a presentation on the Capital Improvement Program (CIP) in May. He noted the Bicycle Pedestrian Ad Hoc Committee could continue to meet and discuss bicycle and pedestrian improvements along East 18th Street. He provided an update on the Parks and Recreation Department's community outreach efforts.

Following discussion, the Commission agreed to cancel the March meeting due to Commissioners' participation in the Parks and Recreation Annual Conference.

VIII. ADJOURNMENT

On motion by Commissioner Eubanks, seconded by Commissioner Hunt the Parks and Recreation Commission members present unanimously adjourned the meeting at 7:46 P.M. The motion carried the following vote:

AYES: Broom, Eubanks, Hunt, Ellis

NOES: None ABSTAIN: None

ABSENT: Williams, King

Respectfully submitted:

<u>Kítty Eíden</u> KITTY EIDEN, Minutes Clerk



STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE: Regular Meeting of April 17, 2025

TO: Parks and Recreation Commission

SUBMITTED BY: Andrew Little, Consulting Project Manager

APPROVED BY: Scott Buenting, Public Works Director/City Engineer

SUBJECT: "Creekside Vineyards Parks" – Commission Approval

RECOMMENDED ACTION

Staff recommends that the Parks and Recreation Commission recommend approval of the "Creekside Parks and Open Space" Package Plans to the Planning Commission and City Council subject to the conditions in this report and as discussed in the meeting.

DISCUSSION

The Creekside Vineyards subdivision project was approved by the City Council on March 23, 2021, consisting of approximately 3.94 acres of private park space.

The community spaces will be divided into four parcels across the development, labeled as Parcels B, C, G, and J on the Tentative Map. Parcel B (0.44 acres) will include a recreation building, a pool and spa surrounded by deck space, and a border of lawn and landscaping. Parcel C (2.84 acres) will feature walking paths, picnic areas, and a playground in addition to lawn and landscaping. Parcel G (0.17 acres) will consist of landscaping. Finally, Parcel J (0.49 acres) will include a walking path, benches, and landscaping.

These spaces will be maintained by a developer-established HOA. In the event the HOA is dissolved, and the city must take over management of these private parks, they have been designed to meet the City's park design standards. Parcels B and C will be completed as part of the first phase of construction to allow for evaluation by the Park and Recreation Commission, ensuring that these parks have been designed to their satisfaction.

Several of the Project Specific Conditions of Approval include:

1. As recommended by the Parks and Recreation Commission, the following conditions shall apply:

- a. The Creekside Vineyards at Sand Creek project shall meet its park land dedication requirements through the payment of park-in-lieu fees in the amount of \$330,000; and
- b. The "private park" shall meet all the City's Park Design Standards current at the time of the park's construction; and
- c. The City will consider a park-in-lieu fee credit based on the detail park parcels "B" and "C" submittal incorporating the "local park basic elements" and meeting the qualification criteria per Code Section 9-4.1010(C) and (D)(6).

Phasing Conditions:

2. Phase One:

- a. Interim Hillcrest Avenue shall be constructed with east and west side curb, gutter, sidewalk and landscaping including Parcel H, 12' northbound and southbound #2 travel lanes with 8' bike lanes, interim 40'-wide landscaped median with concrete median curbs, median LED streetlights, and all utilities from the bridge over Sand Creek to the south curb returns of 'B' Street. The transition from the bridge section shall be as approved by the City Engineer. Improvements shall include conduits and pull boxes for the portion of a traffic signal at Hillcrest Avenue and 'B' Street located within the improvement limits, all as approved by the City Engineer.
- b. Parcel B (Community Site): The community park design shall be approved by the Parks and Recreation Commission and/or Planning Commission, in conformance with Antioch Code Article 10, Section 9-4.1001 through 1014.
- c. Parcel C (Park): The park and trail design shall be approved by the Parks and Recreation Commission and/or Planning Commission, in conformance with Antioch Code Article 10, Section 9-4.1001 through 1014.
- d. Parcel G (Park): The park design shall be approved by the Parks and Recreation Commission and/or Planning Commission, in conformance with Antioch Code Article 10, Section 9-4.1001 through 1014.

Prior to the issuance of the 75th building permit and the 30th Certificate of Occupancy, the following improvements shall be completed to the satisfaction of the City Engineer:

- e. Parcel B (Community Site): Park shall be fully constructed.
- f. Parcel C (Park): Park shall be fully constructed.
- g. Parcel G (Park): Park shall be fully constructed.

3. Phase Three:

Prior to the issuance of the 1st building permit for a lot within Phase Three, the following shall be completed to the satisfaction of the City Engineer:

a. Parcel J (Park): The park design shall be approved by the Parks and Recreation Commission and/or Planning Commission, in conformance with Antioch Code Article 10, Section 9-4.1001 through 1014.

Prior to the issuance of the 10th Certificate of Occupancy for a lot within Phase Three, the following shall be completed to the satisfaction of the City Engineer:

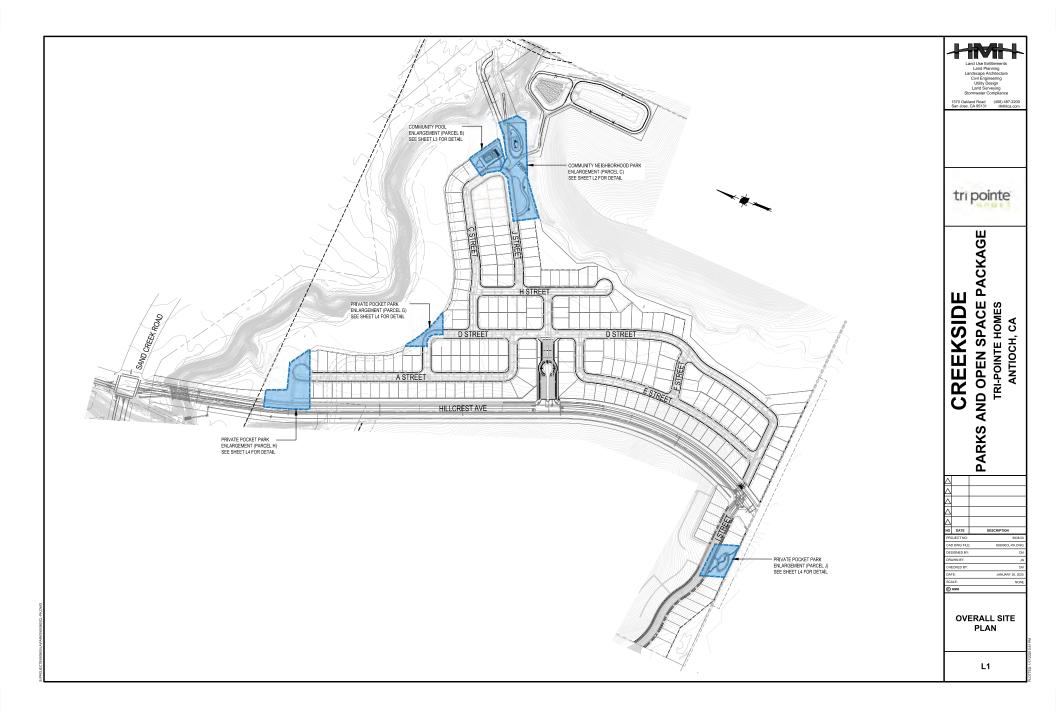
a. Parcel J (Park): Park shall be fully constructed.

SUMMARY

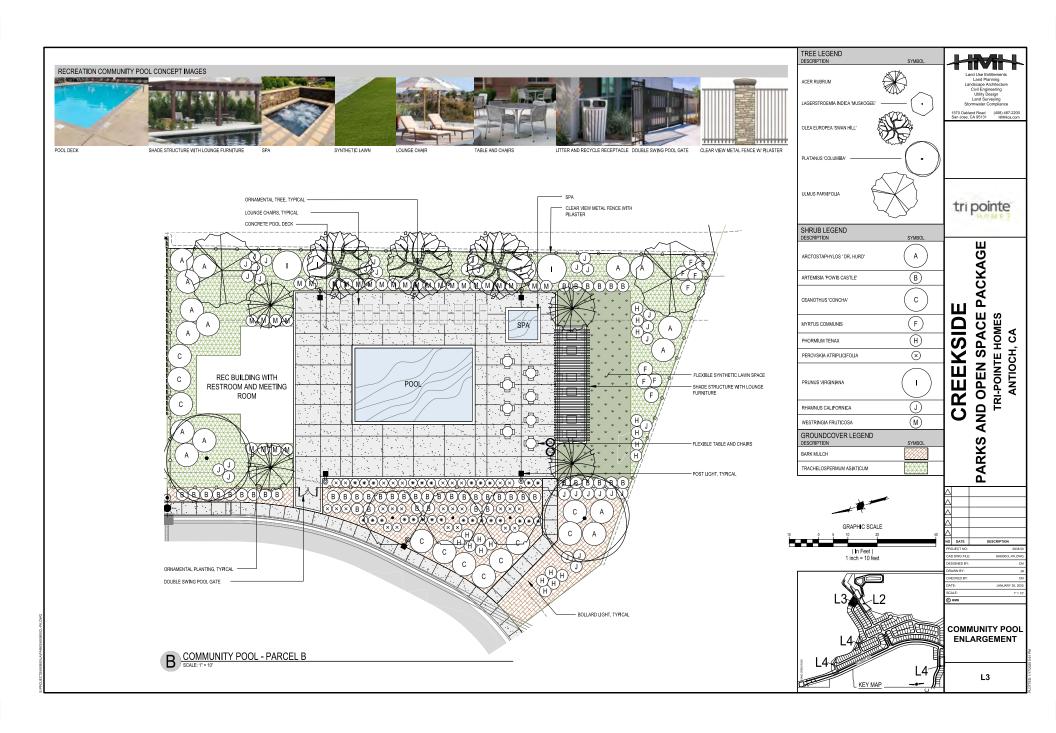
Staff recommends that the Parks and Recreation Commission recommend approval of the "Creekside Parks and Open Space" Package Plans to the Planning Commission and City Council.

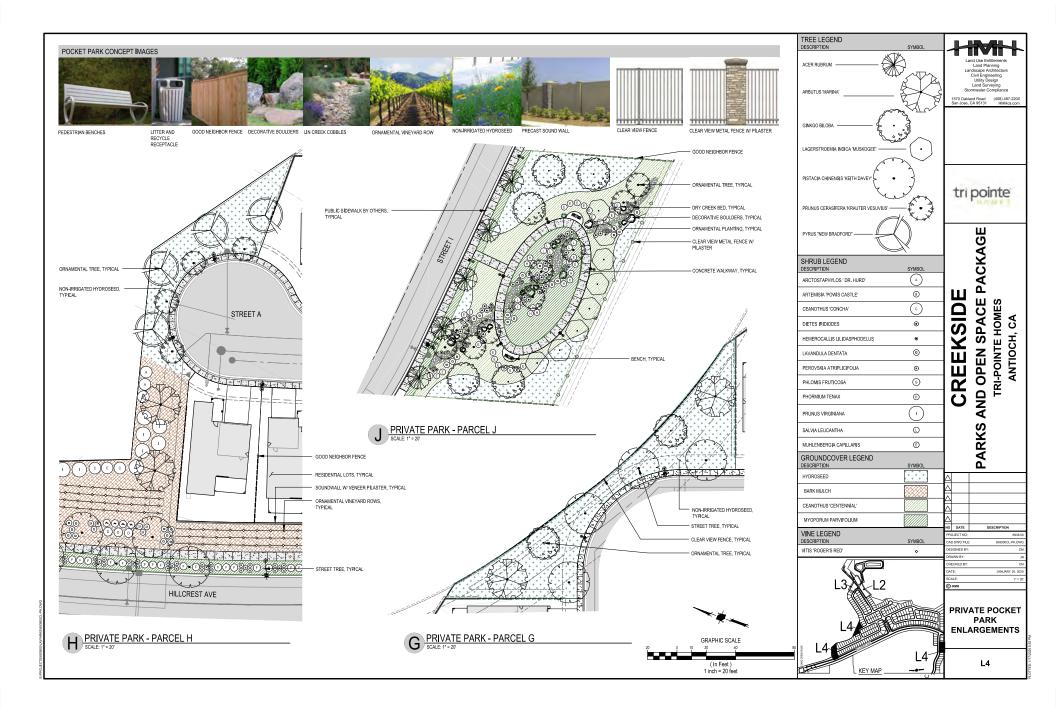
ATTACHMENTS

- A. Creekside Landscape Parks Package Submittal
- B. Final Map
- C. Inclusive Park Design Policy









SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME		HxW	WUCOL
SHRUBS (CON	IT I NUED)					
Θ		PHORMIUM TENAX	NEW ZEALAND FLAX	5 GALLON	5' X 4'	L
(-)		PRUNUS VIRGINIANA	CHOKECHERRY	5 GALLON	10' X 10'	М
0		RHAMNUS CALIFORNICA	COFFEEBERRY	5 GALLON	4' X 4'	L
®		ROSA 'MEJRADENA'	ICECAP ROSE	5 GALLON	3' X 3'	L
\odot		ROSMARINUS OFFICINALIS	ROSEMARY	1 GALLON	3' X 3'	L
0		SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GALLON	4' X 4'	L
(1)		WESTRINGIA FRUTICOSA	COAST ROSEMARY	1 GALLON	2' X 4'	L
GROUNDCOVE	ERS					
	N/A	HYDROSEED	NATIVE HYDROSEED MIX	•		
	N/A	BARK MULCH	÷	-		
7777	5' OC	ARCTOSTAPHYLOS UVA-URSI	UVA-URSI MANZANITA	1 GALLON		М
	5" OC	CEANOTHUS 'CENTENNIAL'	WILD LILAC 'CENTENNIAL'	1 GALLON		М
	3° OC	LANTANA MONTEVIDENSIS	LANTANA	1 GALLON		L
	8° OC	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON		L
	8° OC	TRACHELOSPERMUM ASIATICUM	STAR JASMINE	1 GALLON		М
/INES						
▼		CAMPSIS RADICANS	TRUMPET VINE	1 GALLON		
•		VITIS 'ROGER'S RED'	ROGER'S RED GRAPE	1 GALLON		
BIOTREATMEN	lΤ					
8		CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GALLON	3, X 3,	
	2' OC	JUNCUS PATENS 'ELKS BLUE'	ELK BLUE GRAY RUSH	1 GALLON		
RUBRUM	ARBUTUS 'MARINA'	OLEA EUROPEA GINKGO	BILOBA PISTACIA CHINENSIS	PLATANUS COLUMBIA	ULMUS	PARVIFOLI
A GRANDIFLORA	ALOE	ARCTOSTAPHYLOS	BERBERIS BUXIFOLIA CAMP	SIS RADICANS	CEANOTHUS	

PHLOMIS FRUTICOSA

HEMEROCALLIS SPP.

PHORMIUM SPP.

RHAMNUS SPP.

ROSMARINUS OFFICINALIS VITIS SPP.

PROPOSED PLANT PALETTE					
SYMBOL BO	OTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
TREES					
ACT	CER RUBRUM	RED MAPLE	24" BOX	20°X20'	М
AF	RBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	35'X35'	L
	SUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	50X10'	М
G	INKGO BILOBA 'PRINCETON SENTRY'	MAIDEN HAIR TREE (MALE)	24" BOX	40'X30'	М
· Marin	AGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	25'X20'	L
OL	DLEA EUROPEA 'SWAN HİLL'	FRUITLESS OLIVE	24" BOX	30'X30'	VL
PI	ISTACIA CHINENSIS KEITH DAVEY	CHINESE PISTACHE	24" BOX	40'X35'	L
PL	LATANUS 'COLUMBIA'	LONDON PLANE 'COLUMBIA'	24" BOX	50'X40'	М
PF	RUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF FLOWERING PLUM	24" BOX	25°X15'	М
P	YRUS CALLERYANA "NEW BRADFORD"	NEW BRADFORD PEAR	24" BOX	35'X30'	М
u	LMUS PARVIFOLIA	CHINESE ELM	24" BOX	50'X40'	М
SHRUBS					
Ø Af	BELIA GRANDIFLORA	DWARF ABELIA	1 GALLON	5' X 3'	L
Al	LOE VERA	ALOE	1 GALLON	3' X 2'	L
(A) AF	RCTOSTAPHYLOS ' DR. HURD'	MANZANITA	1 GALLON	10' X 8'	VL
(B) AF	RTEMISIA 'POWIS CASTLE'	CALIFORNIA SAGEBRUSH	1 GALLON	3' X 4'	L
⊖ BE	ERBERIS BUXIFOLIA	MAGELLAN BARBERRY	1 GALLON	3' X 3'	L
⊙ CA	AREX DÍVULSA	BERKELEY SEDGE	1 GALLON	2 X 2	L
(c) CE	EANOTHUS 'CONCHA'	WILD LILAC	5 GALLON	8' X 8'	L
(i)	ISTUS HYBRIDUS	WHITE ROCKROSE	1 GALLON	3' X 6'	L
	IETES IRIDIODES	FORTNIGHT LILY	5 GALLON	5' X 3'	L
⊕ HE	EMEROCALLIS LILIOASPHODELUS	DAYLILY	5 GALLON	2' X 2'	М
(ii)	AVANDULA DENTATA	FRENCH LAVENDER	1 GALLON	4' X 4'	L
	IUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GALLON	4' X 4'	L
_	IYRTUS COMMUNIS	MYRTLE	1 GALLON	3' X 5'	L
•	EROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GALLON	4' X 3'	L
⊗ PE	EROVONIA ATRIFLICIFOLIA				



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (4 San Jose, CA 95131

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CREEKSIDE
PARKS AND OPEN SPACE PACKAGE
TRI-POINTE HOMES
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PLANTING PALETTE AND CONCEPT IMAGERY

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CANYON COLLECTION 3 BY LANDSCAPE STRUCTURES OR APPROVED EQUAL.



LOG BALANCE BEAM AND LOG CRAWL TUNNEL BY LANDSCAPE STRUCTURES OR APPROVED EQUAL.



COLONIAL LED POST TOP, DISTRIBUTION TYPE 3 AND TYPE 5 BY LEOTEK OR APPROVED EQUAL.



TRIO BENCH BY FORMS+SURFACES OR APPROVED EQUAL.



COLUMN TABLE BY FORMS+SURFACES OR APPROVED EQUAL.



DOG PICK-UP STATION
DOG WASTE STATION BY
DOGWASTEDEPOT.COM, OR
APPROVED EQUAL.



CAROUSEL TABLE
MINGLE TABLE BY LANDSCAPE FORMS
OR APPROVED EQUAL. STANDARD AND ADA.



DISPATCH LITTER AND RECYCLING RECEPTACLES BY FORMS+SURFACES, OR APPROVED EQUAL.



BBQ GRILL
PARK GRILL (CHARCOAL GRILL) WITH
HEIGHT-ADJUSTABLE GRATE BY
NORDICOUTDOORDESIGN
OR APPROVED EQUAL.



DRY CREEK BED
LIN CREEK COBBLES BY LYNGSO
OR APPROVED EQUAL.



LOUNGE CHAIR BY DEVELOPER.



TRIO TABLE ENSEMBLE BY FORMS+SURFACES OR APPROVED EQUAL.

+

Land Use Entitlement Land Planning Landscape Architectu Civil Engineering Utility Design Land Surveying

1570 Oakland Road

tri pointe

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CREEKSIDE ARKS AND OPEN SPACE PACKAGE TRI-POINTE HOMES ANTIOCH, CA

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SITE FURNISHINGS

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ATTACHMENT "B"

OWNER'S STATEMENT

THE UNDERSIGNED. BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP. DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

THAT CERTAIN STRIP OF LAND DESIGNATED AS HILLCREST AVENUE AND B STREET FOR ROADWAY AND UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER, ELECTRICAL, GAS AND COMMUNICATION FACILITIES.

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "WLE" (WATER LINE EASEMENT) FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO FOR WATER LINE FACILITIES.

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER. UPON AND ACROSS SAID

WE HEREBY DECLARE THAT PARCEL K, WHICH IS COMPRISED OF A STREET, B STREET, C STREET, D STREET, E STREET, F STREET, G STREET, H STREET AND J STREET, IS RESERVED FOR PRIVATE STREET PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. SAID PRIVATE STREETS ARE TO BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE THAT PARCEL C IS RESERVED FOR PARK PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE THAT PARCELS H AND I ARE RESERVED FOR LANDSCAPING PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE THAT PARCELS A, F, J, L, M, N, IS RESERVED FOR OPEN SPACE PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE THAT PARCEL D IS RESERVED FOR BASIN AND STORM WATER COLLECTION PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE THAT PARCELS B, E, AND G SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE EASEMENTS FOR PRIVATE STORM DRAIN PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) FOR THE RIGHTS TO CONSTRUCT AND MAINTAIN PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES. MAINTENANCE OF SAID AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE EASEMENTS FOR PRIVATE ACCESS PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PAE" (PRIVATE ACCESS EASEMENT) FOR THE RIGHTS OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ALONG SAID AREAS. MAINTENANCE OF SAID AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

THE REAL PROPERTY DESCRIBED HEREIN IS ALSO SUBJECT TO THE CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION AND ANY AMENDMENTS THERETO APPROVED IN ACCORDANCE WITH THEIR TERMS.

CIELO - ANTIOCH, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: SSP-HS LOJV-A GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GENERAL PARTNER

DATE

SUBDIVISION 9501 CREEKSIDE, PHASE 1

CONSISTING OF 22 SHEETS BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND

DOCUMENT NO. 2024-0067577. OFFICIAL RECORDS OF CONTRA COSTA COUNTY CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON • (925) 866-0322 ROSEVILLE • (916)788-4456 WWW.CBANDG.COM

SURVEYORS • PLANNERS FEBRUARY 2025

OWNER'S ACKNOWLEDGMENT

} SS.

STATE OF

COUNTY OF

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

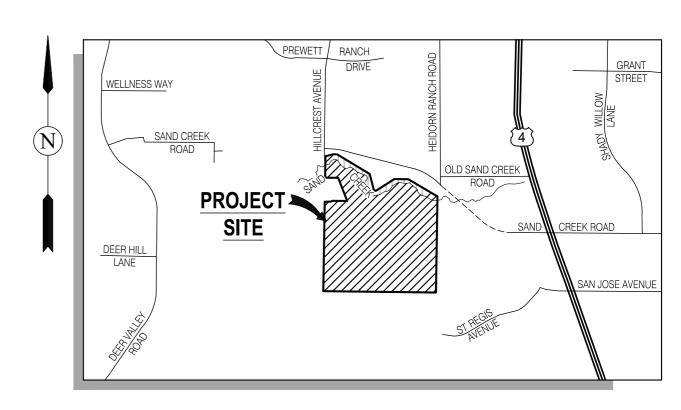
		
SATISFACTORY EVIDENCE TO INSTRUMENT AND ACKNOWLE AUTHORIZED CAPACITY(IES),	BE THE PERSON(S) WHOSE NAME(S DGED TO ME THAT HE/SHE/THEY E AND THAT BY HIS/HER/THEIR SIGN	, A NOTARY PUBLIC, , WHO PROVED TO ME ON THE BASIS OF S) IS/ARE SUBSCRIBED TO THE WITHIN EXECUTED THE SAME IN HIS/HER/THEIR ATURE(S) ON THE INSTRUMENT THE ON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY (FOREGOING PARAGRAPH IS 1		THE STATE OF CALIFORNIA THAT THE
WITNESS MY HAND AND OFF	ICIAL SEAL:	
SIGNATURE:		
NAME (PRINT):		
PRINCIPAL COUNTY OF BUSIN	NESS:	
MY COMMISSION NUMBER: _		
MY COMMISSION EXPIRES:		

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEEDS OF TRUST RECORDED ON SEPTEMBER 27, 2024, DOCUMENT NUMBER 2024-0095815 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

IRST	AMERICAN	TITLE	INSURANCE	COMPANY,	A	NEBRASKA	CORPORATION	l
Y: _								
ITLE:								
ATE:								





VICINITY MAP

NOT TO SCALE

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ON	LY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFIC	CATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOC	JMENT.

_ } SS.	
ED TO ME THAT HE/SHE/THEY ND THAT BY HIS/HER/THEIR SIG	, A NOTARY PUBLIC,, WHO PROVED TO ME ON THE BASIS OF (S) IS/ARE SUBSCRIBED TO THE WITHIN EXECUTED THE SAME IN HIS/HER/THEIR SNATURE(S) ON THE INSTRUMENT THE SON(S) ACTED, EXECUTED THE INSTRUMENT.
PERJURY UNDER THE LAWS OF JE AND CORRECT.	THE STATE OF CALIFORNIA THAT THE
AL SEAL:	
SS:	
	, BEFORE ME,, BEFORE ME,, BEFORE ME,, BEFORE ME,, BEFORE ME,, BEFORE ME, SHOW ME THAT BY HIS/HER/THEIR SIGN ON BEHALF OF WHICH THE PERPENSION OF AND CORRECT. AL SEAL: SS:

RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9501, CREEKSIDE, PHASE 1", IS HEREBY ACCEPTED FO SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE CO., AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MRESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE	OMPANY, DATED MAP COMPLIES IN AI
SUBDIVISION MAPS.	
RECORDED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY AT	M., ON THE
DAY OF, 202, IN BOOKOF M , IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE O	IAPS, AT PAGE DF CALIFORNIA.

KRISTEN B. CONNELLY COUNTY OF CONTRA COSTA STATE OF CALIFORNIA

DEPUTY COUNTY RECORDER

JOB NO. 974-056 SHEET 1 OF 22

CONSISTING OF 22 SHEETS

BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND DOCUMENT NO. 2024-0067577,

OFFICIAL RECORDS OF CONTRA COSTA COUNTY
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON • (925) 866-0322

ROSEVILLE • (916)788-4456

WWW.CBANDG.COM

SURVEYORS • PLANNERS
 FEBRUARY 2025

CITY PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE VESTING TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

SECRETARY OF THE PLANNING COMMISSION	DATE	

CITY CLERK'S STATEMENT

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TRIPOINTE HOMES, LLC IN NOVEMBER 2024. I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP, IF ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2027; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



SOILS REPORT

A SOILS REPORT WAS PREPARED BY ENGEO, INC , DATED SEPTEMBER 3, 2024, PROJECT NO. 4894.003.002, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "SUBDIVISION 9501, CREEKSIDE, PHASE 1" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ANTIOCH, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

SCOTT BUENTING
ACTING PUBLIC WORKS DIRECTOR/CITY ENGINEER
R.C.E. 67422

DATE

CITY CONSULTANT'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SUBDIVISION 9501, CREEKSIDE, PHASE 1" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 66450 OF THE SUBDIVISION MAP ACT.

MICHAEL E. LONG
PLS 6815
ON BEHALF OF THE CITY ENGINEER

EXP: 9-30-26
No. 6815

DATE

I, THE UNDERSIGNED, MELISSA RHODES, CITY CLERK OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 22 SHEETS AND ENTITLED "SUBDIVISION 9501, CREEKSIDE, PHASE 1", WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ANTIOCH, CALIFORNIA, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE ______ DAY OF ______, 202____ AND THAT SAID COUNCIL APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS DESIGNATED ON SAID MAP AS: HILLCREST AVENUE, B STREET, PUBLIC UTILITY EASEMENT "PUE", WATER LINE EASEMENT "WLE", AND EMERGENCY VEHICLE ACCESS EASEMENT "EVAE". I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF ANTIOCH AND ARE FILED IN MY OFFICE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF ______ 202___. MELISSA RHODES CITY CLERK, CITY OF ANTIOCH, CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

1	STATE	AS	${\sf CHECKED}$	BELOW,	THAT

[] A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN,	of Hot ILI I MINDLE, TIME BEEN
RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS, COUNTY OF CONT	A COSTA, STATE OF CALIFORNIA.

[] ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

	CLERK OF THE BOARD OF SUPERVISORS AND COUNTY
	ADMINISTRATOR, COUNTY OF CONTRA COSTA, CALIFORNIA
DV.	

BY: MONICA NINO

DEPUTY CLERK

JOB NO. 974-056 SHEET 2 OF 22

CONSISTING OF 22 SHEETS

BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND DOCUMENT NO. 2024-0067577.

OFFICIAL RECORDS OF CONTRA COSTA COUNTY CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

A NOTARY RUBLIC OR OTHER OFFICER COMPLETING THE OFFICER VERIFIES ONLY THE



SAN RAMON • (925) 866-0322

ROSEVILLE • (916) 788-4456

WWW.CBANDG.COM

SURVEYORS
 PLANNERS
 FEBRUARY 2025

TITLE NOTE

THE FOLLOWING ITEMS APPEARED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0192-5763200 AND ARE NOT SHOWN HEREON:

- 1. RIGHTS OF INGRESS AND EGRESS AT ALL TIMES FOR PURPOSES OF MINING, DRILLING, EXPLORING, OPERATING AND DEVELOPING SAID LANDS FOR OIL, GAS AND OTHER MINERALS, AND STORING, HANDLING, TRANSPORTING AND MARKETING THE SAME THEREFROM GRANTED TO VARIOUS INDIVIDUALS. RECORDED DECEMBER 24, 1964 IN BOOK 4770 AT PAGES 803, 806, 809, 812, 827, 830, 833, 815, 818, 821, 824, 836, 839, AND 842 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY.
- 2. AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PG&E PER 17077 OR 436, THE LOCATION OF WHICH IS NOT DEFINED OF RECORD.
- 3. AN EASEMENT FOR CATHODIC PIPE PROTECTION SYSTEM IN FAVOR OF CHEVRON PIPE LINE COMPANY, PER DN 2014-0012506 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, THE LOCATION OF WHICH IS NOT DEFINED OF RECORD.
- 4. TERMS AND PROVISIONS IN THAT DOCUMENT TITLED "CONSTRUCTION LICENSE AND INDEMNITY AGREEMENT" RECORDED IN DOCUMENT NO. 2024-0095817 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY.
- 5. AN EASEMENT FOR PRODUCTION, STORAGE, TRANSPORTATION, EXPLORATION, TESTING, WITH THE RIGHT TO DRILL OR MINE, ALL OIL, GAS, AND OTHER HYDROCARBONS AND MINERALS THEREIN AND INCIDENTAL PURPOSES, RECORDED MARCH 12, 1946 AS BOOK 889, PAGE 43 OF OFFICIAL RECORDS.
- 6. AN UNRECORDED LEASE DATED SEPTEMBER 16, 1978, EXECUTED BY JOHN GINOCHIO, JR., ET AL, AND EMMA LE'MOIN, ET AL, AS LESSOR AND SHELL OIL COMPANY, A CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE FOR SUBSURFACE DISPOSAL OF WASTE WATER RECORDED MARCH 29, 1979 AS BOOK 9283, PAGE 158 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LIMITED SURFACE ACCESS AGREEMENT" RECORDED ON JANUARY 18, 2000 AS INSTRUMENT NO. 2000-0010657 OF OFFICIAL RECORDS

THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED ON FEBRUARY 19, 2020 AS INSTRUMENT NO. 2020-0031183-00 OF OFFICIAL RECORDS.

8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TENANCY-IN-COMMON AGREEMENT" RECORDED JANUARY 24, 2014 AS INSTRUMENT NO. 2014-0012304 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "ASSIGNMENT OF TENANCY-IN-COMMON AGREEMENT" RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 2017-0140841 OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "PARTIAL TERMINATION OF TENANCY—IN—COMMON AGREEMENT", RECORDED FEBRUARY 19, 2020 AS INSTRUMENT NO. 2020—0031180—00 OF OFFICIAL RECORDS.

9. AN OIL AND GAS LEASE EXECUTED BY GINOCHIO, ET AL AS LESSOR AND SUNSET EXPLORATION, INC, A CALIFORNIA CORPORATION AS LESSEE, RECORDED JANUARY 9, 2015 AS INSTRUMENT NO. 2015-0004288 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "NOTICE OF PARTIAL TERMINATION OF OIL AND GAS LEASE (SHORT FORM) AND QUITCLAIM DEED", RECORDED SEPTEMBER 27, 2024 AS INSTRUMENT NO. 2024-0095811 OF OFFICIAL RECORDS.

OPTIONEE ACKNOWLEDGMENT

IDENTITY OF THE INDIVIDUA	ER OFFICER COMFLETING THIS CERTIFIC IL WHO SIGNED THE DOCUMENT TO WH TRUTHFULNESS, ACCURACY, OR VALIDI	IICH THIS CERTIFICATE IS
STATE OF	} SS.	
SATISFACTORY EVIDENCE TO INSTRUMENT AND ACKNOWLE AUTHORIZED CAPACITY(IES),	BE THE PERSON(S) WHOSE NAME(S) DGED TO ME THAT HE/SHE/THEY EXE AND THAT BY HIS/HER/THEIR SIGNAT	CUTED THE SAME IN HIS/HER/THEIR
I CERTIFY UNDER PENALTY OF FOREGOING PARAGRAPH IS T	OF PERJURY UNDER THE LAWS OF THE TRUE AND CORRECT.	STATE OF CALIFORNIA THAT THE
WITNESS MY HAND AND OFFI	ICIAL SEAL:	
SIGNATURE:		<u></u>
NAME (PRINT):		
PRINCIPAL COUNTY OF BUSIN	NESS:	
MY COMMISSION NUMBER: _		
MY COMMISSION EXPIRES: _		

OPTIONEE STATEMENT

THE UNDERSIGNED CORPORATION, AS OPTIONEE UNDER DOCUMENT NUMBER 2024—0095816 RECORDED ON SEPTEMBER 27, 2024 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

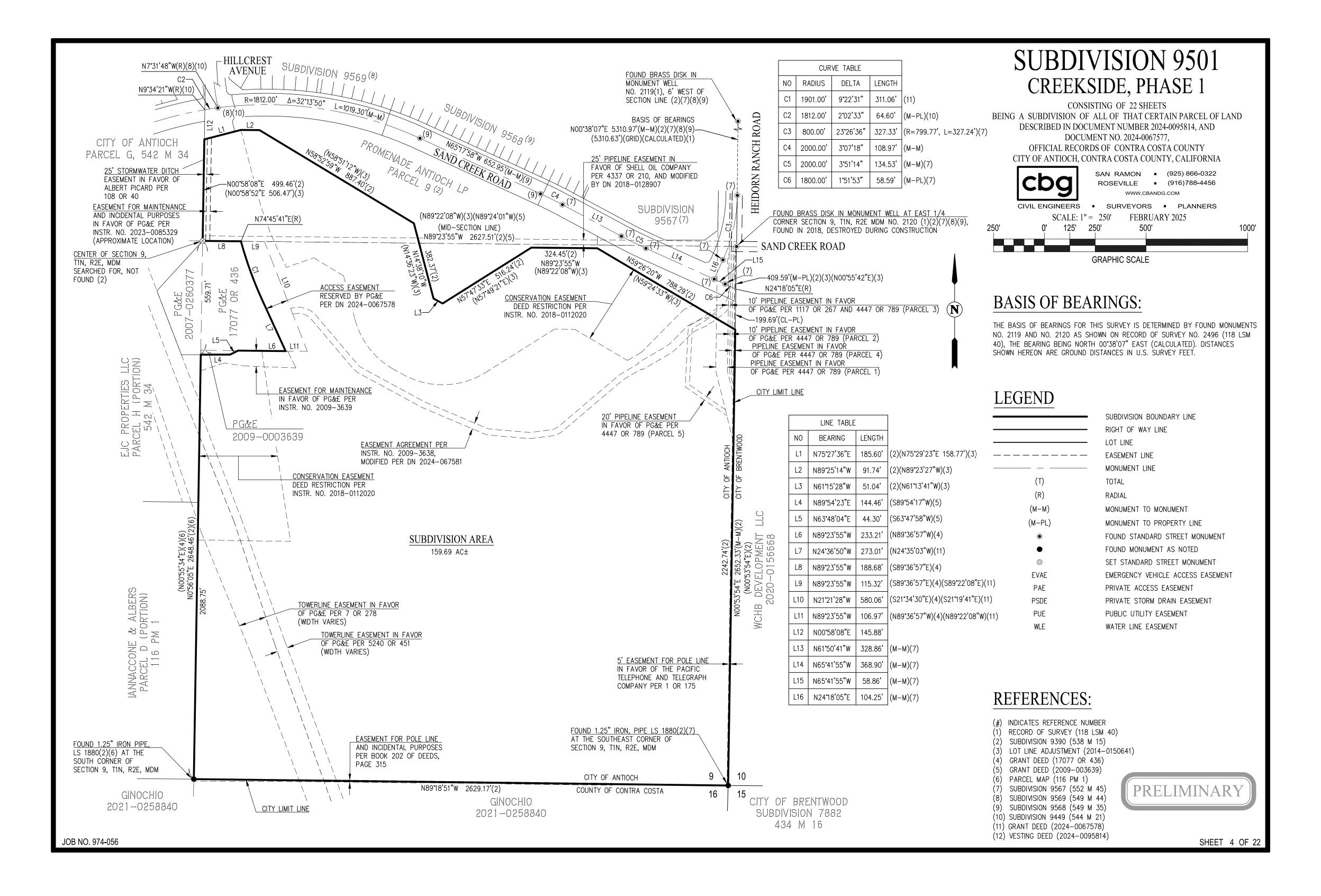
TRI	POINTE	HOMES	HOLDINGS,	INC.,	Α	DELAWARE	CORPORATION
BY:							
TITL	E:						
DAT	E:						

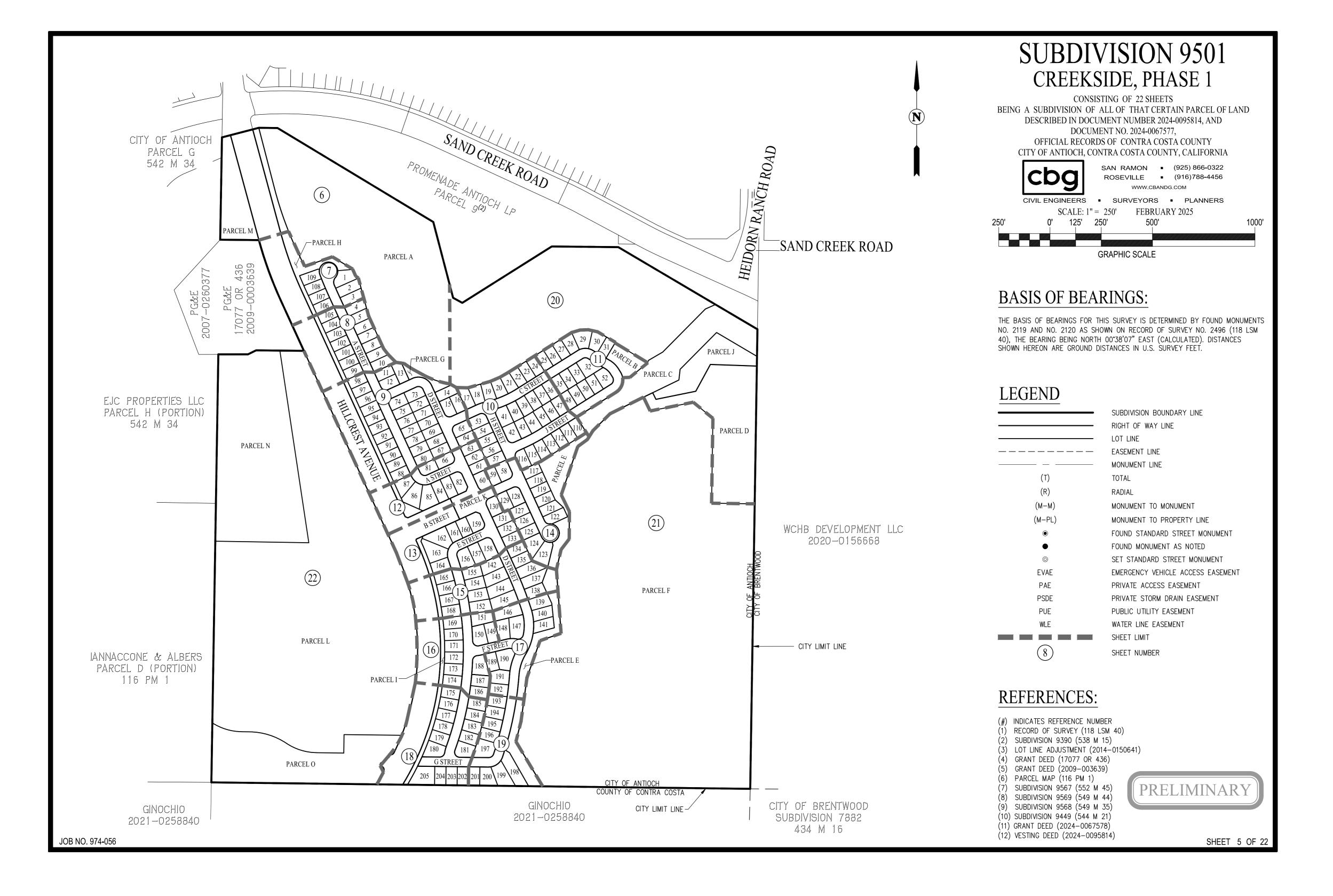
SIGNATURE OMISSION NOTE

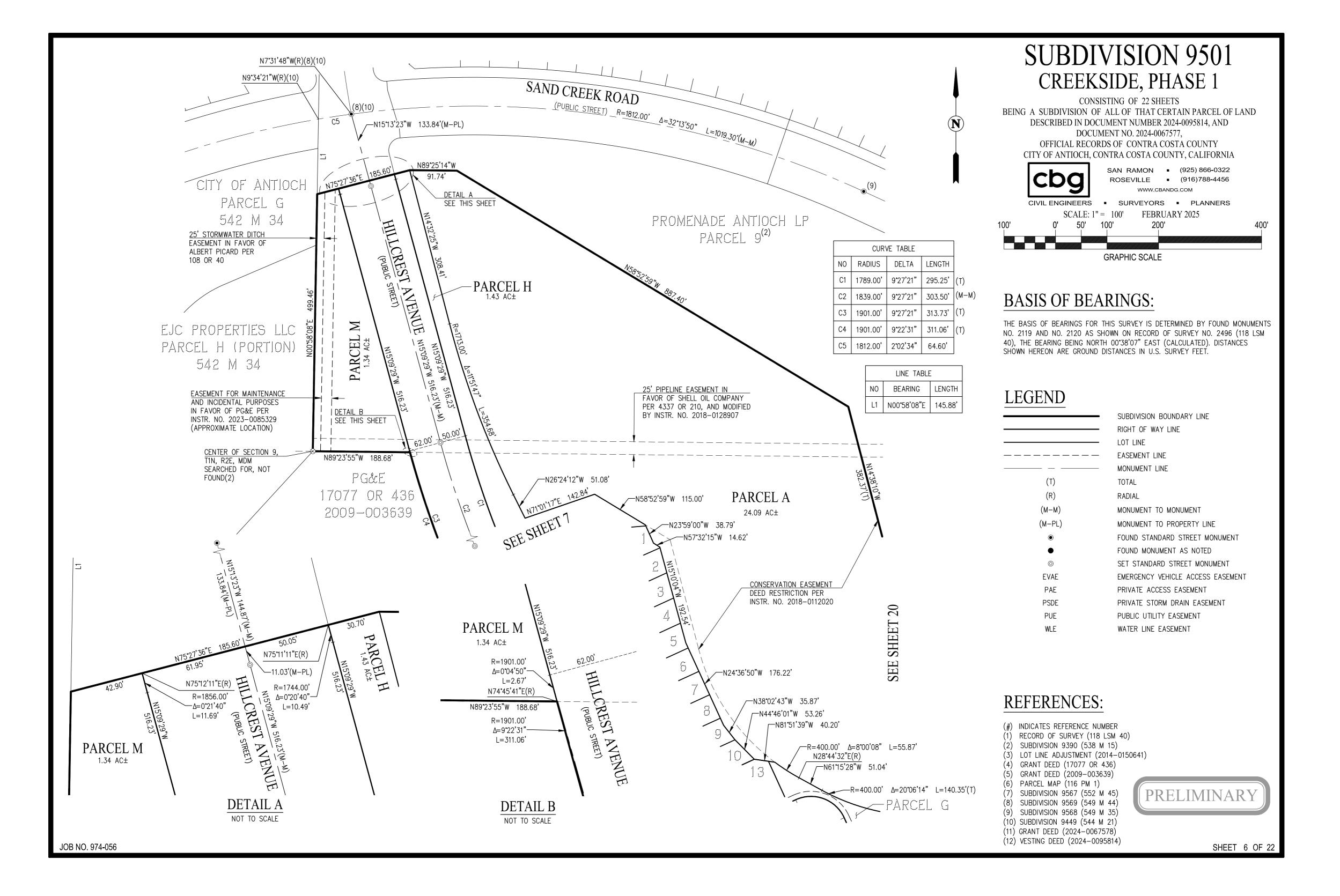
PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

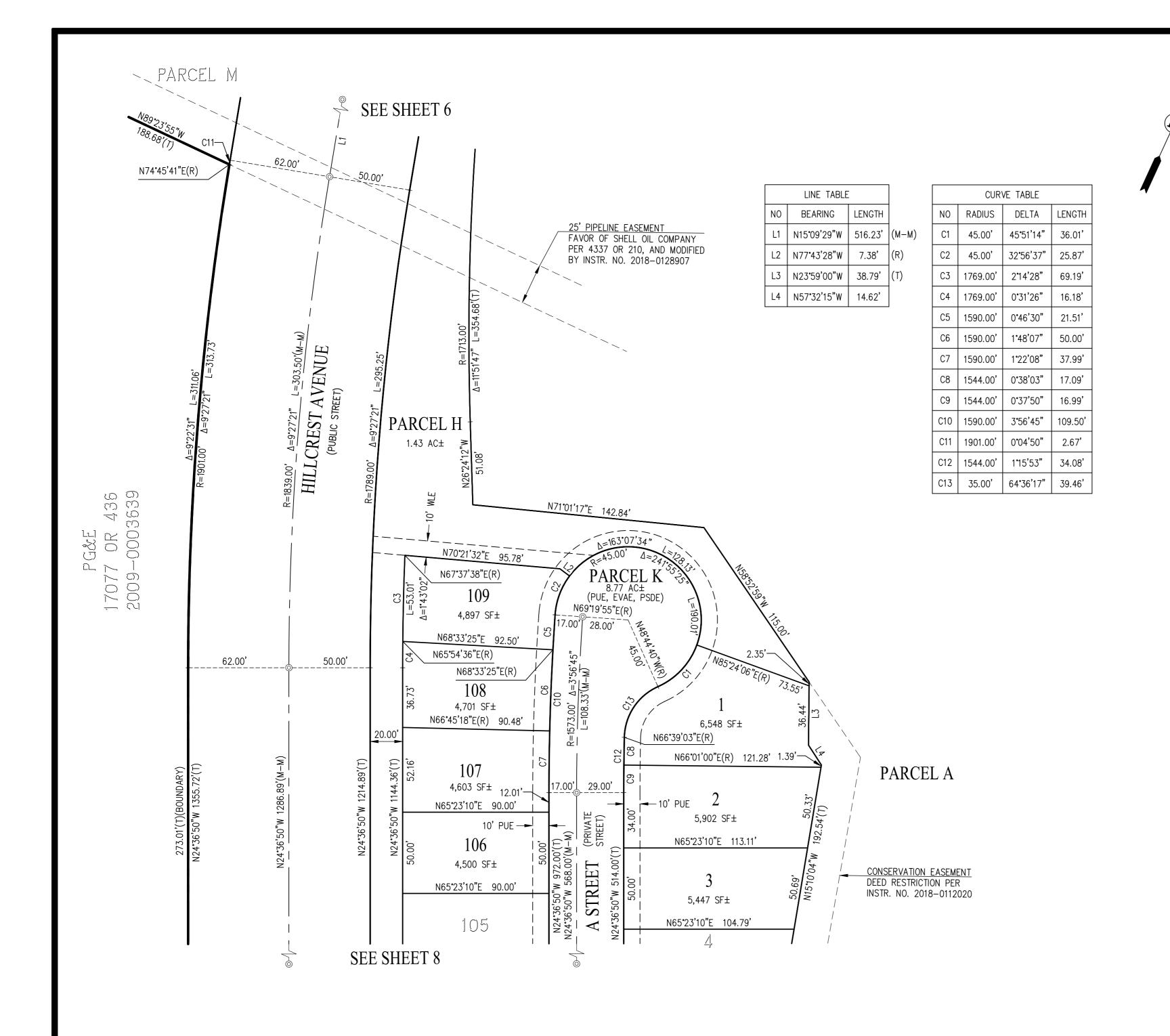
- 1. PACIFIC GAS AND ELECTRIC COMPANY FOR TOWER LINES, GAS PIPELINES, INGRESS AND EGRESS, AND MAINTENANCE PER BOOK 7, PAGE 278, BOOK 1117, PAGE 267, BOOK 4447, PAGE 789, BOOK 5240, PAGE 451, BOOK 17077, PAGE 436, INSTRUMENT NO. 2009—3639, AND INSTRUMENT NO. 2023—0085329, OF OFFICIAL RECORDS.
- 2. SHELL OIL COMPANY FOR PIPELINES PER BOOK 4337, PAGE 210, OF OFFICIAL RECORDS.

JOB NO. 974-056 SHEET 3 OF 22





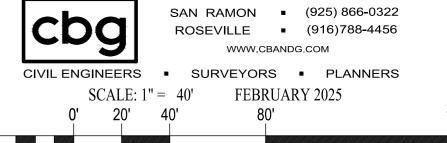




CONSISTING OF 22 SHEETS

BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND DOCUMENT NO. 2024-0067577,

OFFICIAL RECORDS OF CONTRA COSTA COUNTY
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

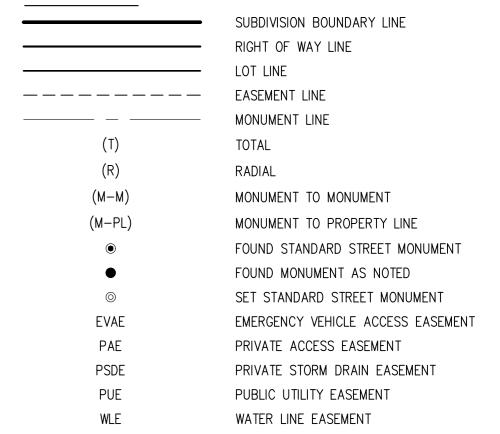


GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS NO. 2119 AND NO. 2120 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40), THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

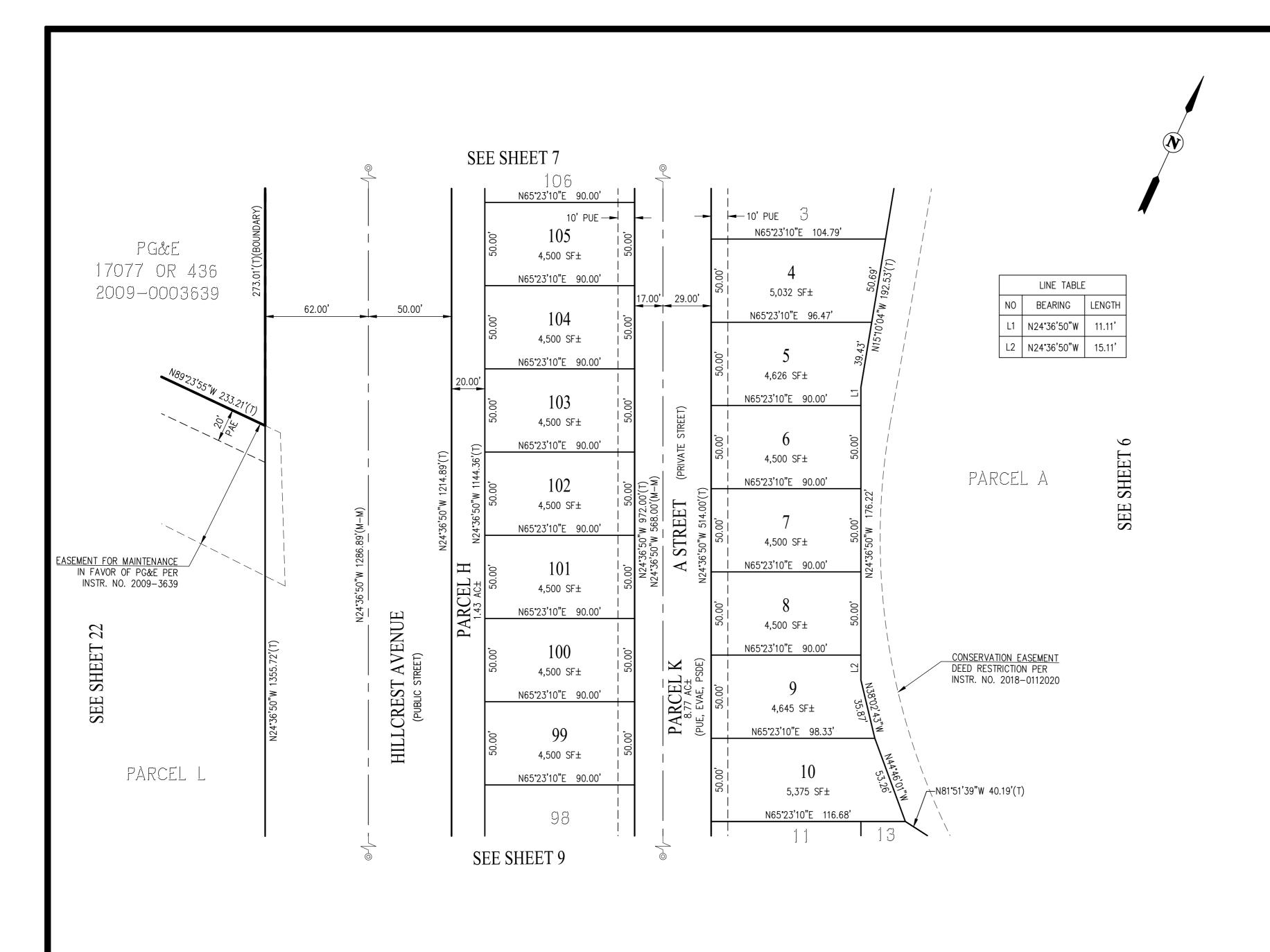


REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 9390 (538 M 15)
- (3) LOT LINE ADJUSTMENT (2014-0150641)
- (4) GRANT DEED (17077 OR 436)
- (5) GRANT DEED (2009–003639)
- (6) PARCEL MAP (116 PM 1)
- (7) SUBDIVISION 9567 (552 M 45)
- (8) SUBDIVISION 9569 (549 M 44)
- (9) SUBDIVISION 9568 (549 M 35)
- (10) SUBDIVISION 9449 (544 M 21)
- (11) GRANT DEED (2024-0067578) (12) VESTING DEED (2024-0095814)

PRELIMINARY

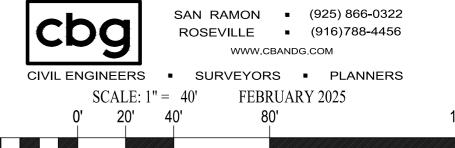
JOB NO. 974-056 SHEET 7 OF 22



CONSISTING OF 22 SHEETS

BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND DOCUMENT NO. 2024-0067577,

OFFICIAL RECORDS OF CONTRA COSTA COUNTY CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

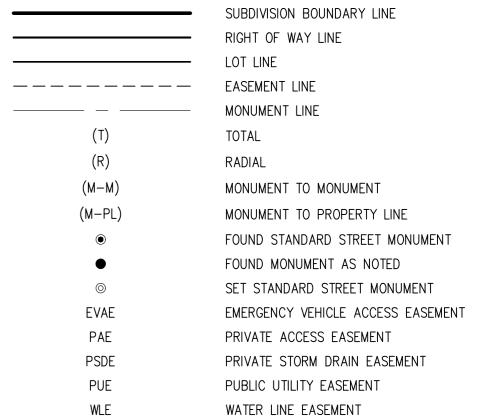


GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS NO. 2119 AND NO. 2120 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40), THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND



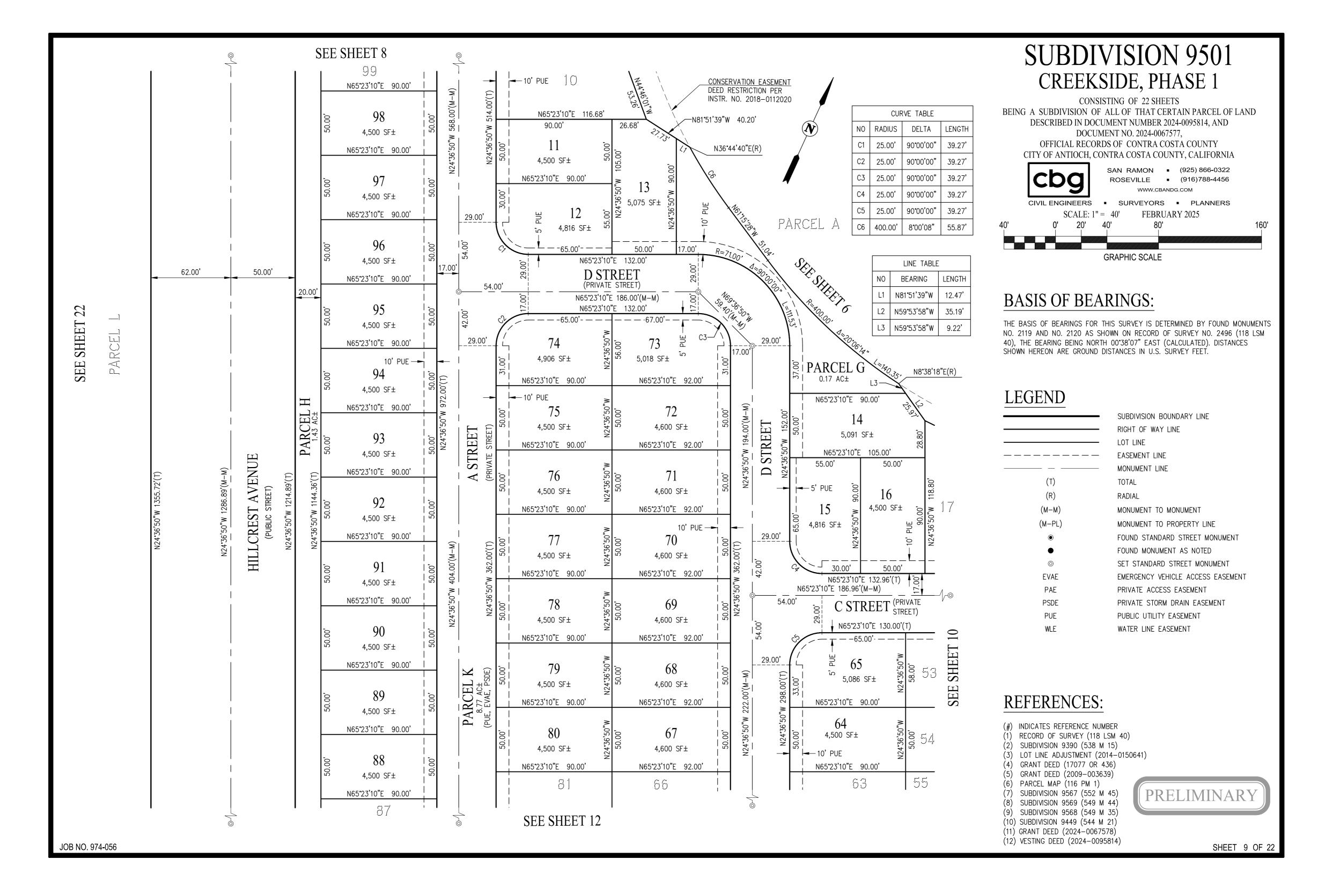
REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
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- (10) SUBDIVISION 9449 (544 M 21)
- (11) GRANT DEED (2024-0067578)
- (12) VESTING DEED (2024-0095814)

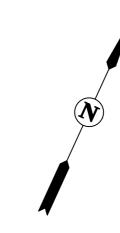
PRELIMINARY

JOB NO. 974-056

SHEET 8 OF 22







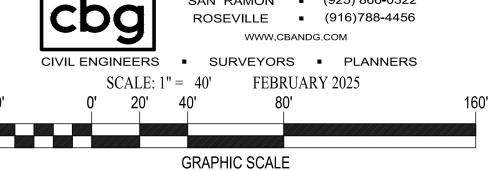
NO	RADIUS	DELTA	LENGTH	
C1	497.00'	0°07'18"	1.05'	
C2	223.00'	11°42'10"	45.55'	
C3	206.00'	11°42'10"	42.08'	(M-M)
C4	25.00'	90°00'00"	39.27	
C5	25.00'	95°21'16"	41.61'	
C6	25.00'	90°00'00"	39.27	
C7	25.00'	90°00'00"	39.27	
C8	753.00'	7°35'37"	99.80'	(M-M)
С9	770.00'	1°18'04"	17.49'	
C10	497.00'	6°43'44"	58.37'	
C11	497.00'	7°02'49"	61.13'	
C12	497.00'	5°23'56"	46.83'	
C13	543.00'	3°56'22"	37.34	
C14	543.00'	5°16'01"	49.92'	
C15	543.00'	3°44'29"	35.46	
C16	724.00'	3°59'33"	50.45	
C17	724.00'	3°36'03"	45.50'	
C18	770.00'	2°34'19"	34.56	
C19	770.00'	3°43'14"	50.00'	

NO	BEARING		
L1	N59°53'58"W	35.19'	(T)
L2	N57°47'33"E	11.67'	
L3	N57°47'33"E	14.50'	
L4	N24°36'50"W	12.49'	
L5	N57°47'33"E	22.00'	
L6	N57°47'33"E	15.87	
L7	N57°47'33"E	15.87	
L8	N65°23'10"E	45.44	
L9	N65°23'10"E	45.44	
L10	N24°36'50"W	152.03'	(M-M)
L11	N65°23'10"E	15.44'	
L12	N65°23'10"E	15.01'	
L13	N57°47'33"E	4.21'	
L14	N12*54'40"W	17.00'	(R)

CONSISTING OF 22 SHEETS

BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND DOCUMENT NO. 2024-0067577,

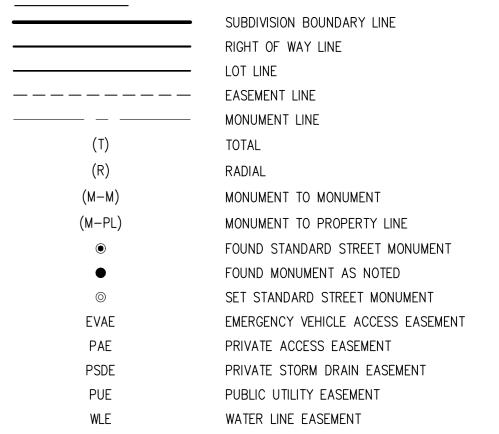
OFFICIAL RECORDS OF CONTRA COSTA COUNTY CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA SAN RAMON • (925) 866-0322



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS NO. 2119 AND NO. 2120 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40), THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND



REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 9390 (538 M 15)
- (3) LOT LINE ADJUSTMENT (2014-0150641)
- (4) GRANT DEED (17077 OR 436) (5) GRANT DEED (2009-003639)
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- (9) SUBDIVISION 9568 (549 M 35)
- (10) SUBDIVISION 9449 (544 M 21) (11) GRANT DEED (2024-0067578)
- (12) VESTING DEED (2024-0095814)

PRELIMINARY

JOB NO. 974-056

SHEET 10 OF 22





CURVE TABLE NO RADIUS DELTA LENGTH 71.00 7°46'53" C2 36°49'54" 71.00' 45.64 C3 71.00 18**°**09'20" 22.50 C4 | 71.00' 62**°**46'07" 77.78 C5 | 25.00' 62°46'07" 27.39 C6 | 123.00' 27°13'53" 58.46 50.38' |(M-M) C7 27°13'53" 106.00 C8 | 77.00' 27°13'53" 36.60'

-N77°35'40"W 46.24'

PARCEL A

SEE SHEET 20

PARCEL B

0.39 AC±

PARCEL C

SEE SHEET 20

CONSERVATION EASEMENT DEED RESTRICTION PER

INSTR. NO. 2018-0112020

	LINE TABLE			
	LENGTH	BEARING	NO	
(M-N	56.24	N89°10'37"E	L1	
	20.00'	N32°12'27"W	L2	
(M-N	20.00'	N32°12'27"W	L3	
	20.00'	N32°12'27"W	L4	
(R)	35.49'	N83°08'10"E	L5	

90°00'00"

25°20'37"

39.27

C9 | 25.00'

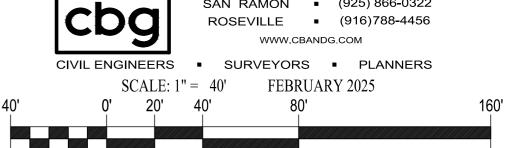
C10 71.00'

SUBDIVISION 9501 CREEKSIDE, PHASE 1

CONSISTING OF 22 SHEETS

BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND DOCUMENT NO. 2024-0067577,

OFFICIAL RECORDS OF CONTRA COSTA COUNTY CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA SAN RAMON • (925) 866-0322

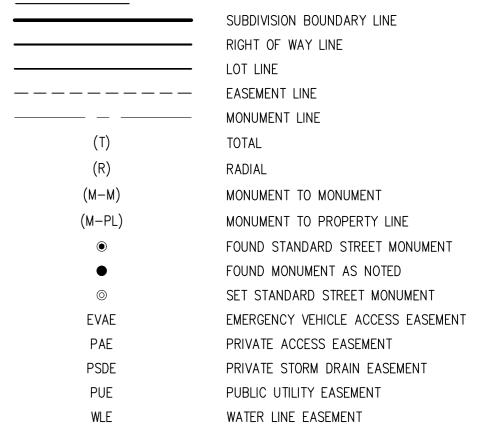


GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS NO. 2119 AND NO. 2120 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40), THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND



REFERENCES:

- (#) INDICATES REFERENCE NUMBER (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 9390 (538 M 15)
- (3) LOT LINE ADJUSTMENT (2014-0150641)
- (4) GRANT DEED (17077 OR 436)
- (5) GRANT DEED (2009-003639)
- (6) PARCEL MAP (116 PM 1)
- (7) SUBDIVISION 9567 (552 M 45)
- (8) SUBDIVISION 9569 (549 M 44)
- (9) SUBDIVISION 9568 (549 M 35)
- (10) SUBDIVISION 9449 (544 M 21)
- (11) GRANT DEED (2024-0067578) (12) VESTING DEED (2024-0095814)



JOB NO. 974-056

-- N57°47'33"E 362.30'(T)

4,500 SF±

N57°47'33"E 351.97'(T) N57°47'33"E 351.97'(M-M)

N57°47'33"E 351.97'(T)

SEE

SHEET

50.00

35

4,500 SF±

50.00

N57°47'33"E

4,500 SF±

110

50.00'

4,500 SF±

C STREET

(PRIVATE STREET)

4,500 SF±

50.00 N57°47'33"E

4,500 SF±

N57'47'33"E 409.59'(M-M) (PRIVATE STREET)

N57°47'33"E 409.59'(T)

4,500 SF±

50.00 N57°47'33"E

4,500 SF±

50.00

5,056 SF±

6,791 SF±

50.00

4,500 SF±

PARCEL K

8.77 AC±
(PUE, EVAE, PSDE)

N57°47'33"E 99.04'

55.17

52

5,846 SF±

43.72

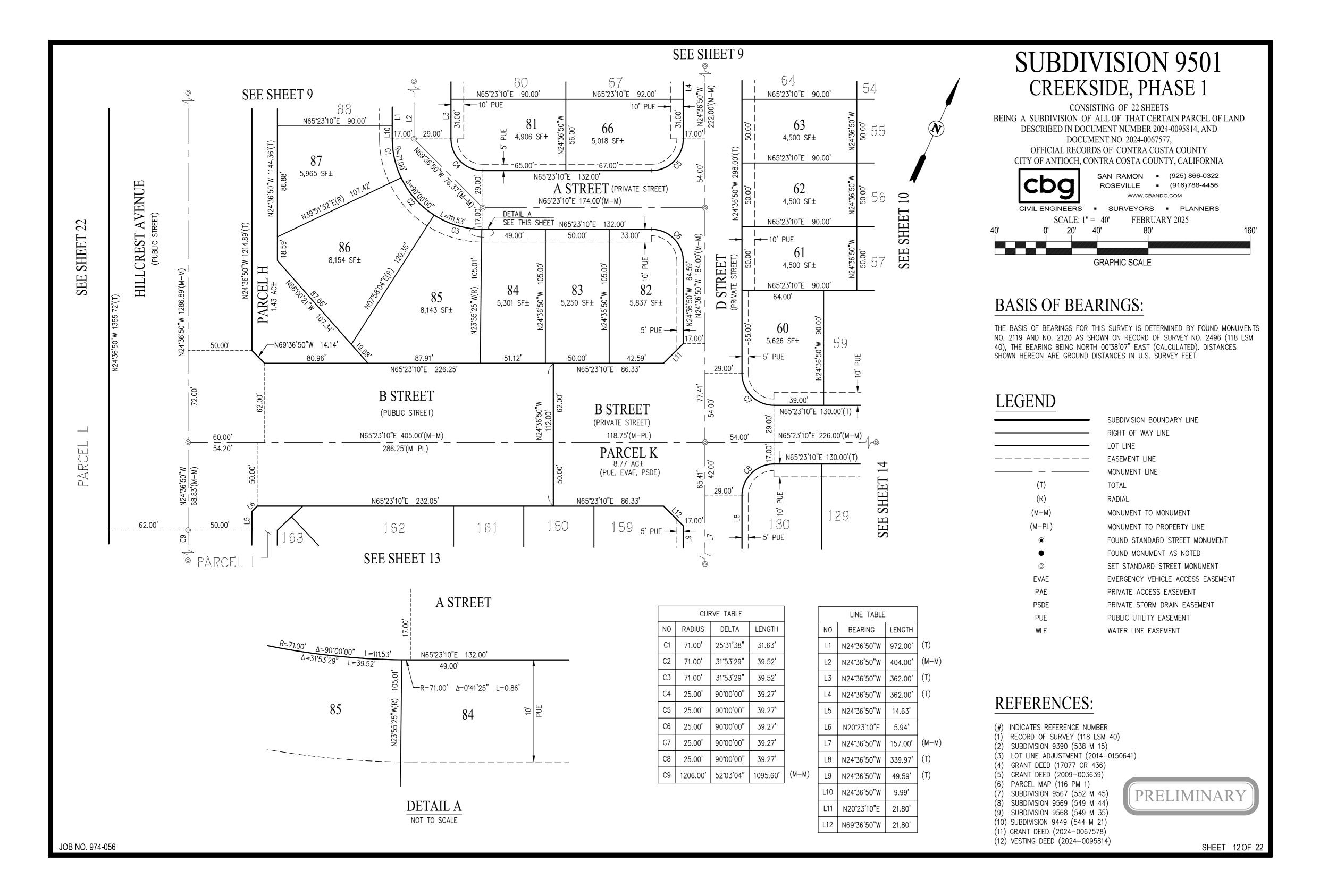
6,757 SF±

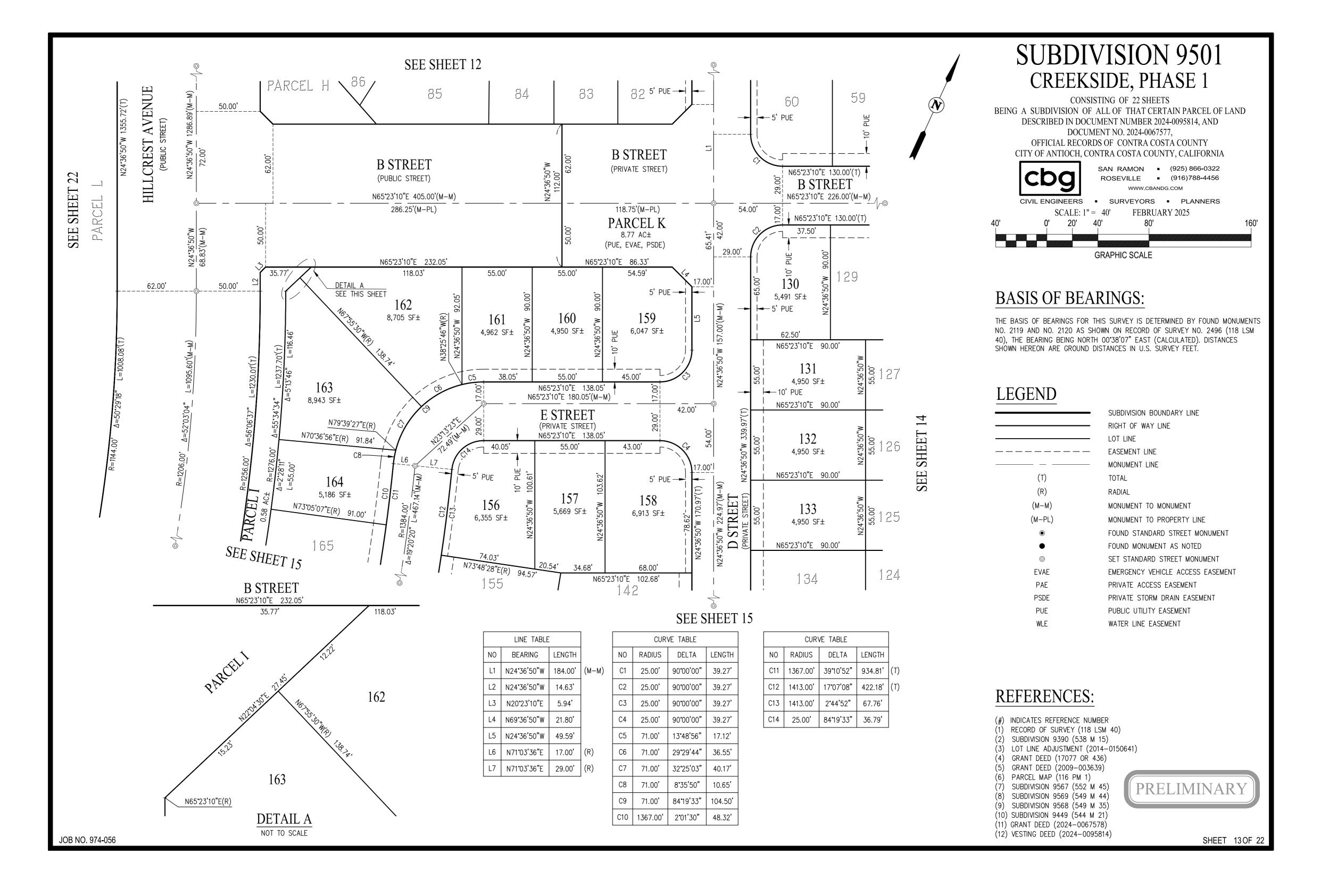
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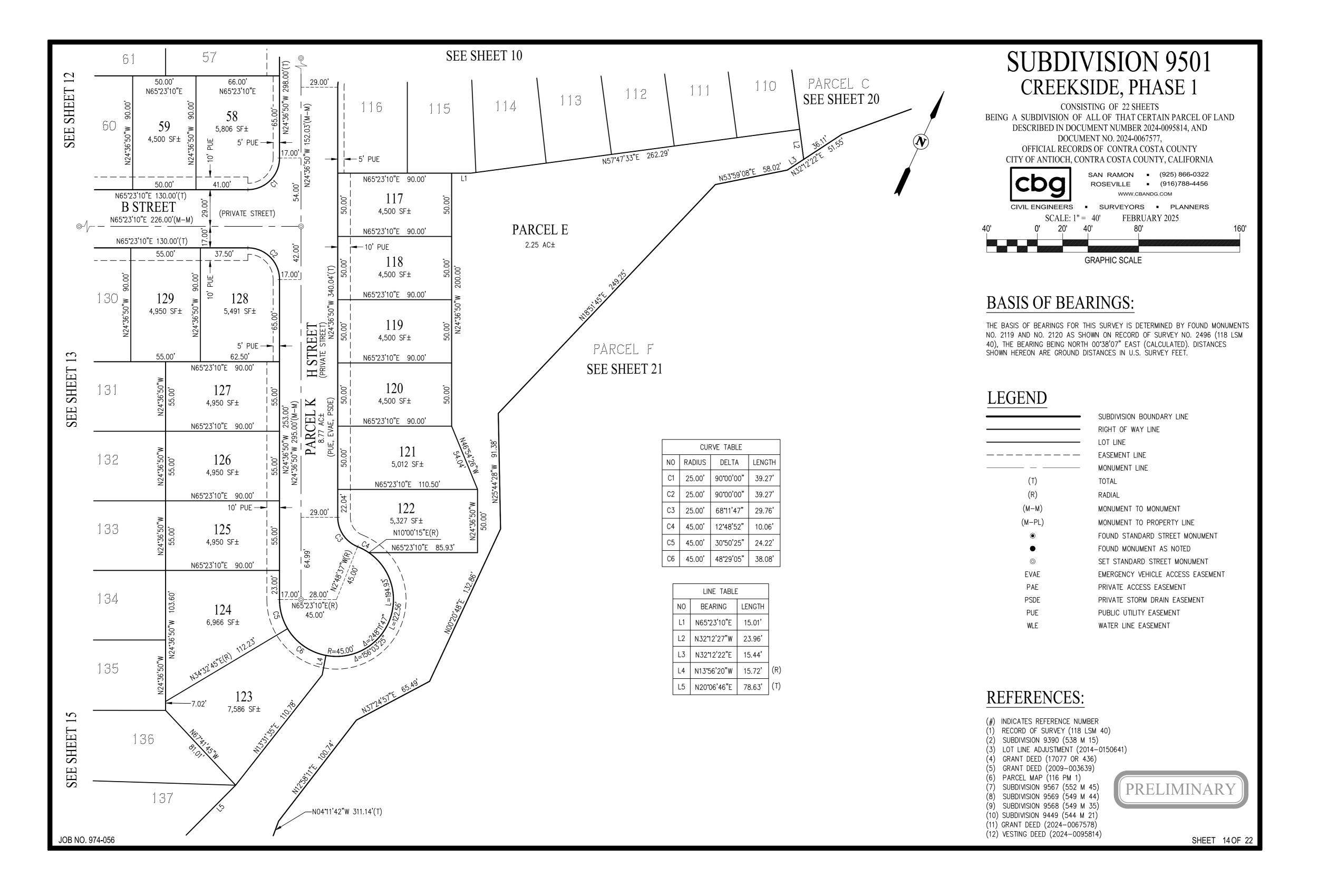
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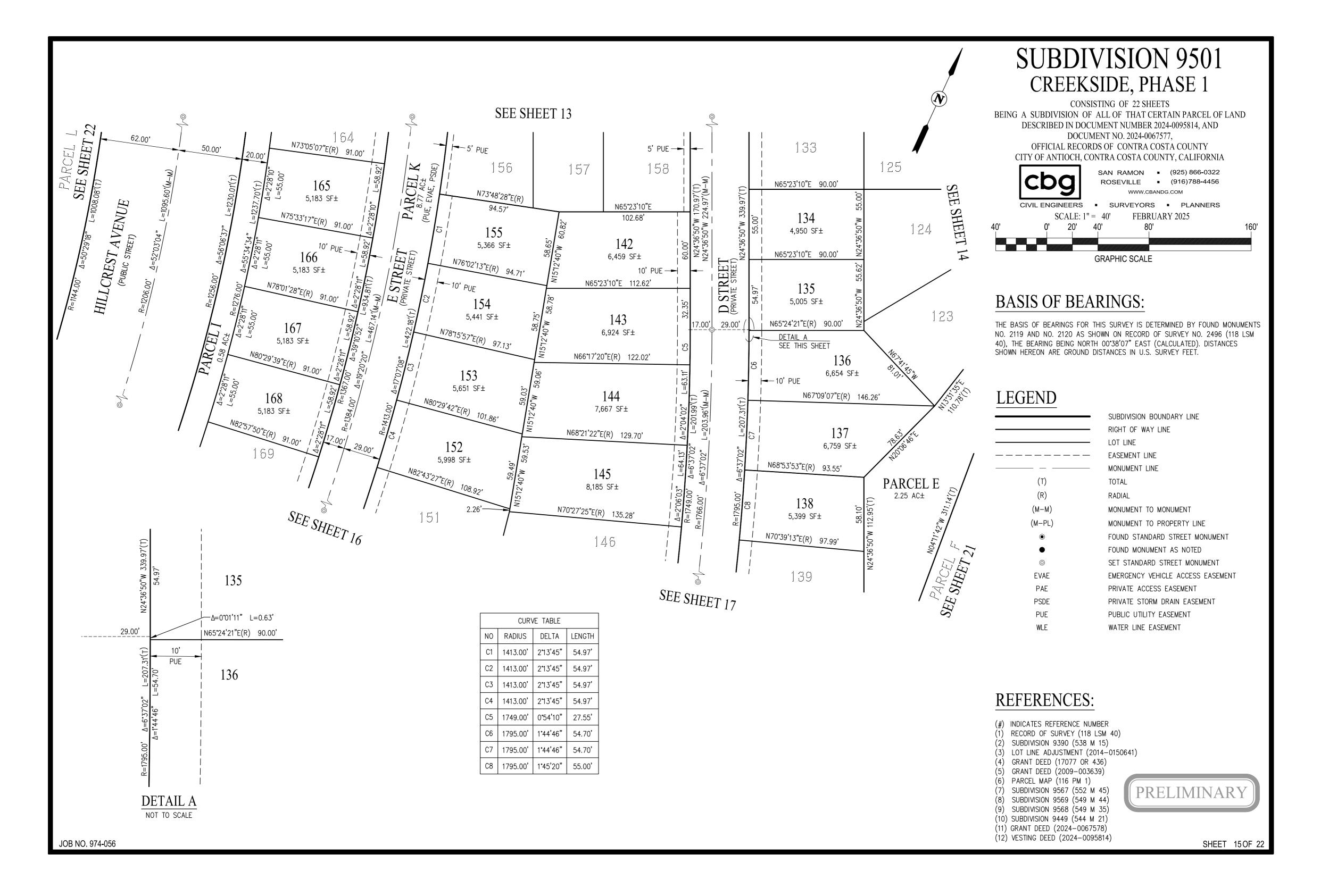
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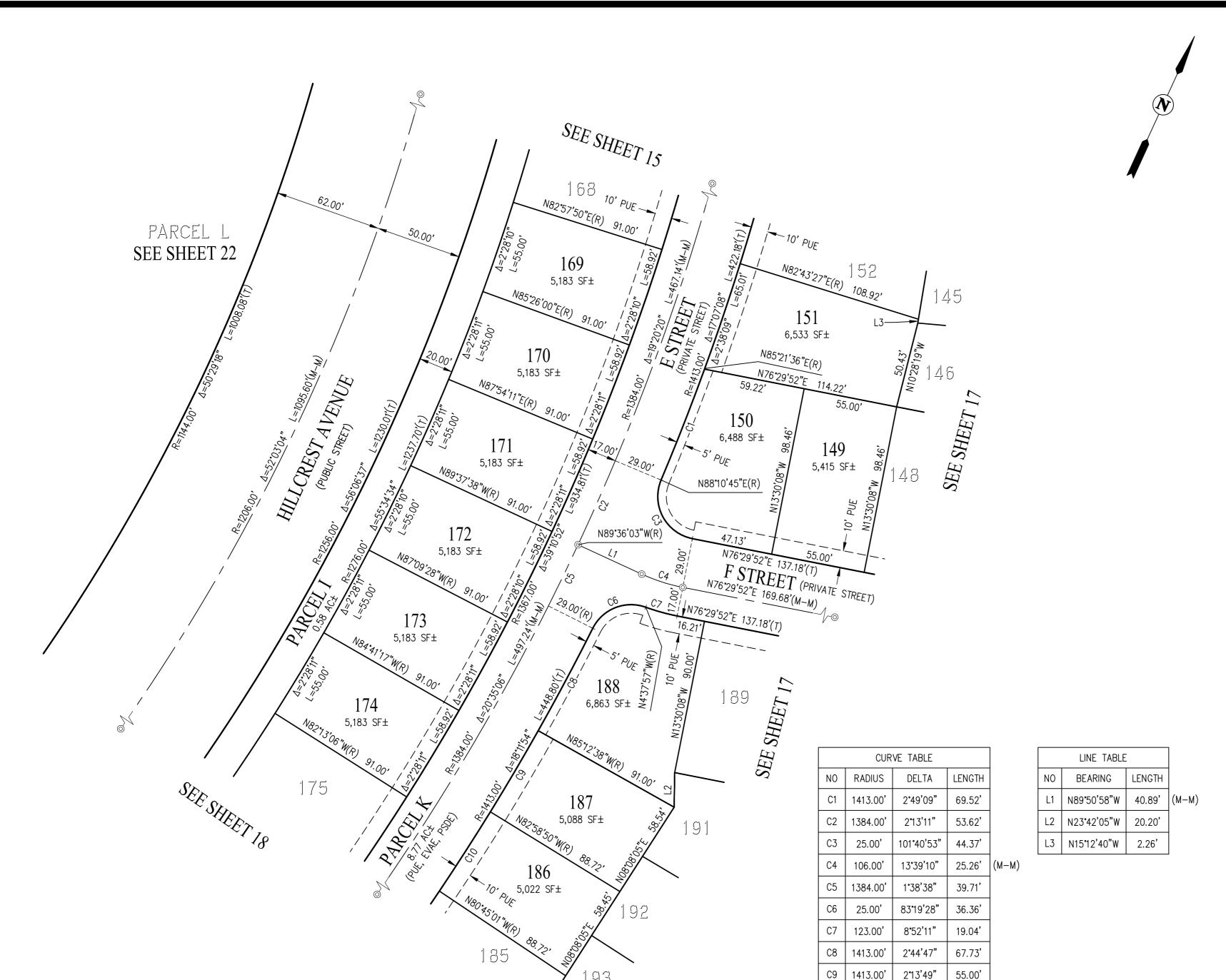
SHEET 11 OF 22







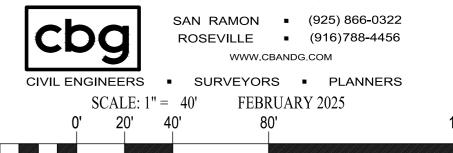




CONSISTING OF 22 SHEETS

BEING A SUBDIVISION OF ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-0095814, AND DOCUMENT NO. 2024-0067577,

OFFICIAL RECORDS OF CONTRA COSTA COUNTY CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

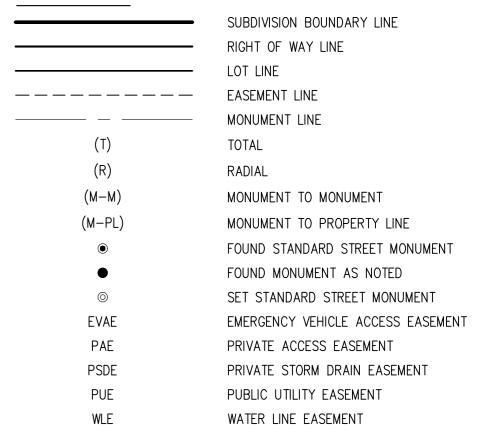


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LEGEND



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- (12) VESTING DEED (2024-0095814)

PRELIMINARY

SHEET 16 OF 22 JOB NO. 974-056

1413.00

C10 | 1413.00'

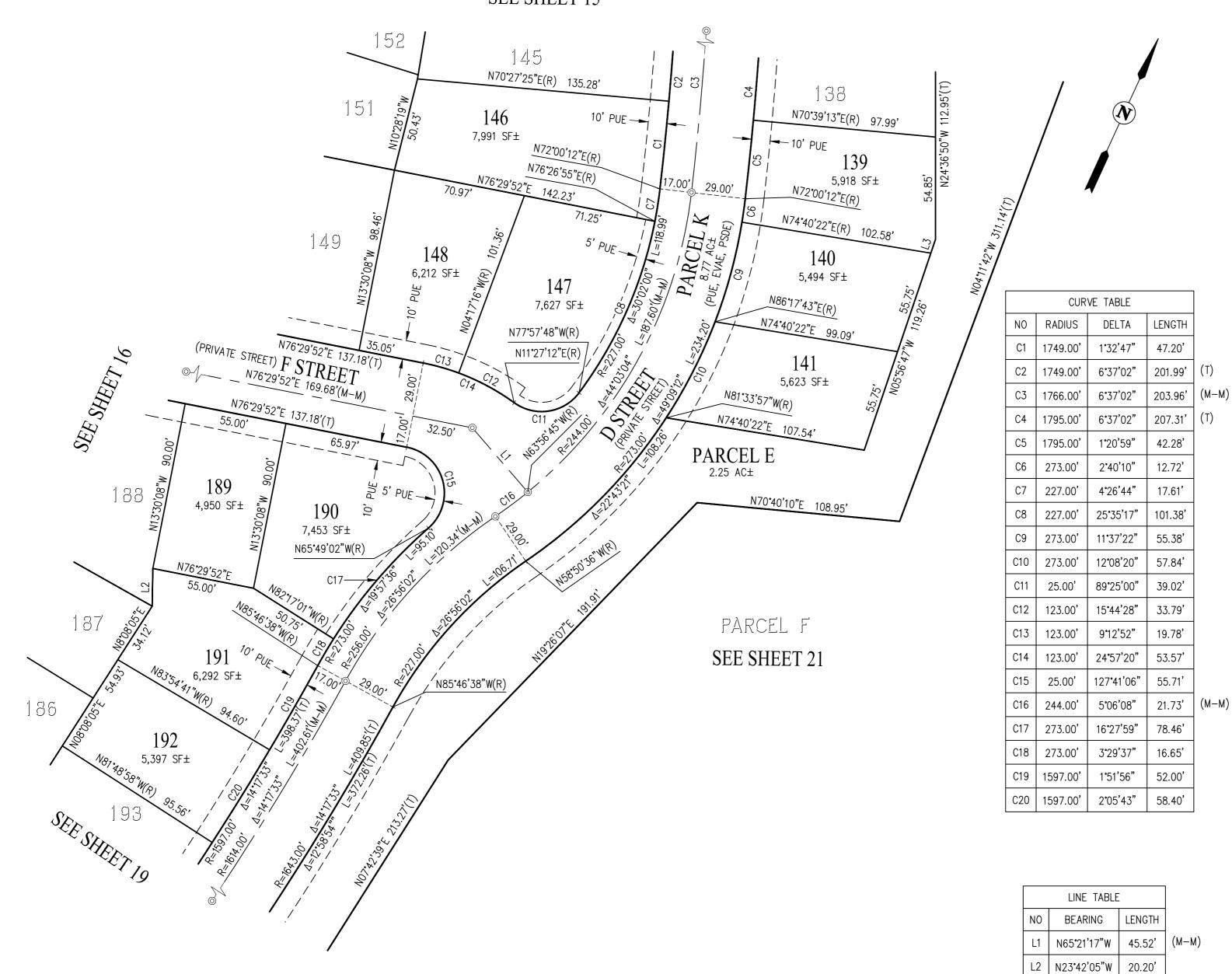
2°13'49"

2°13'49"

55.00'

55.00'

SEE SHEET 15

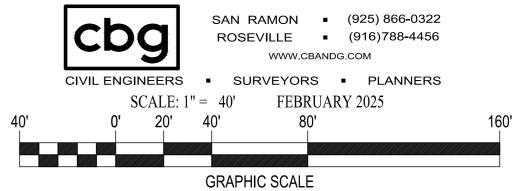


SUBDIVISION 9501 CREEKSIDE, PHASE 1

CONSISTING OF 22 SHEETS

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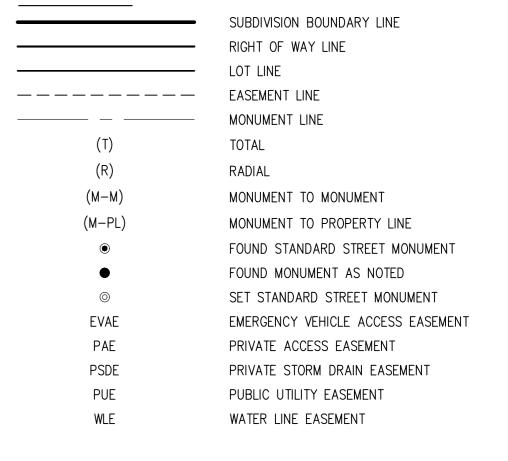
OFFICIAL RECORDS OF CONTRA COSTA COUNTY CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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- (6) PARCEL MAP (116 PM 1)

(M-M)

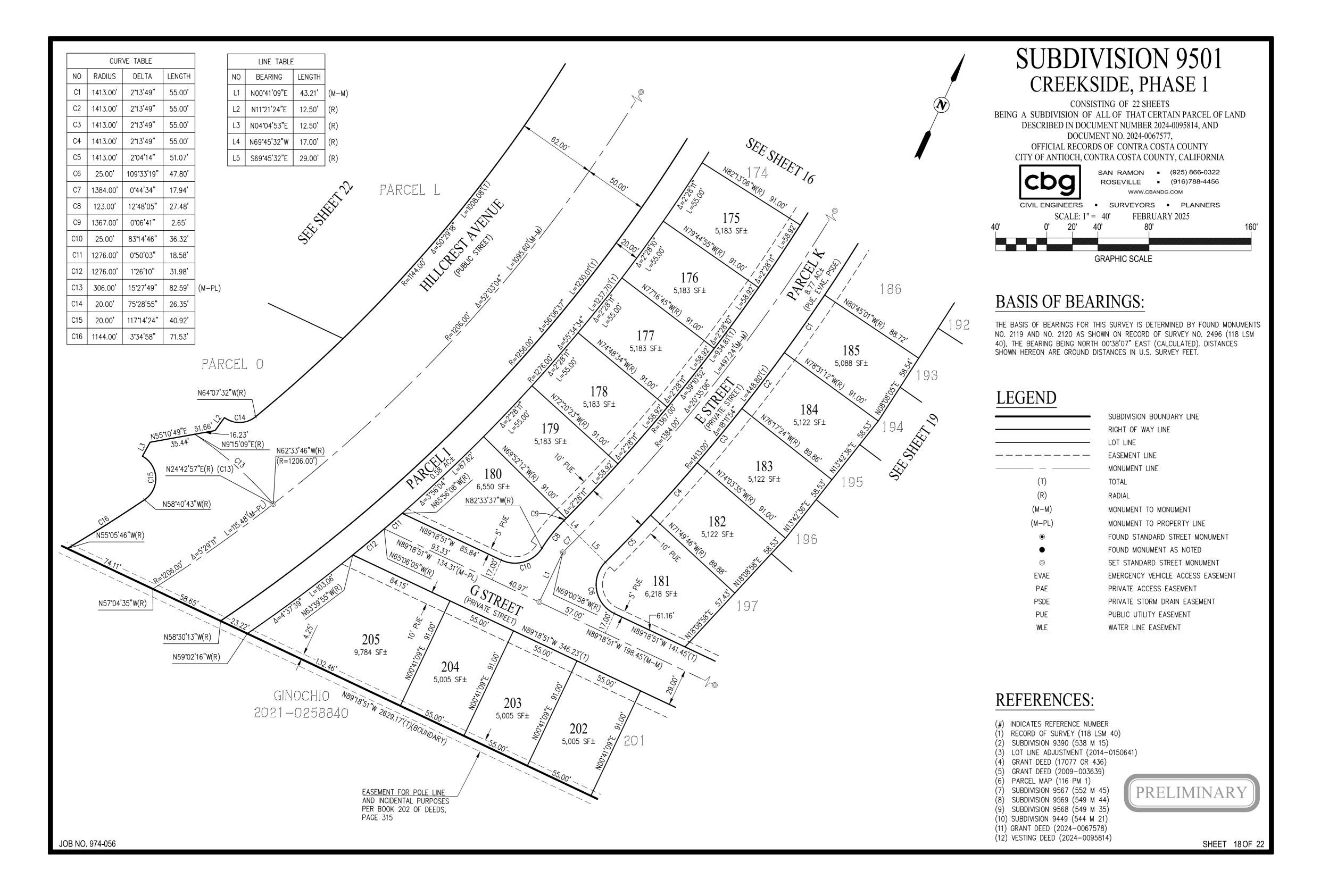
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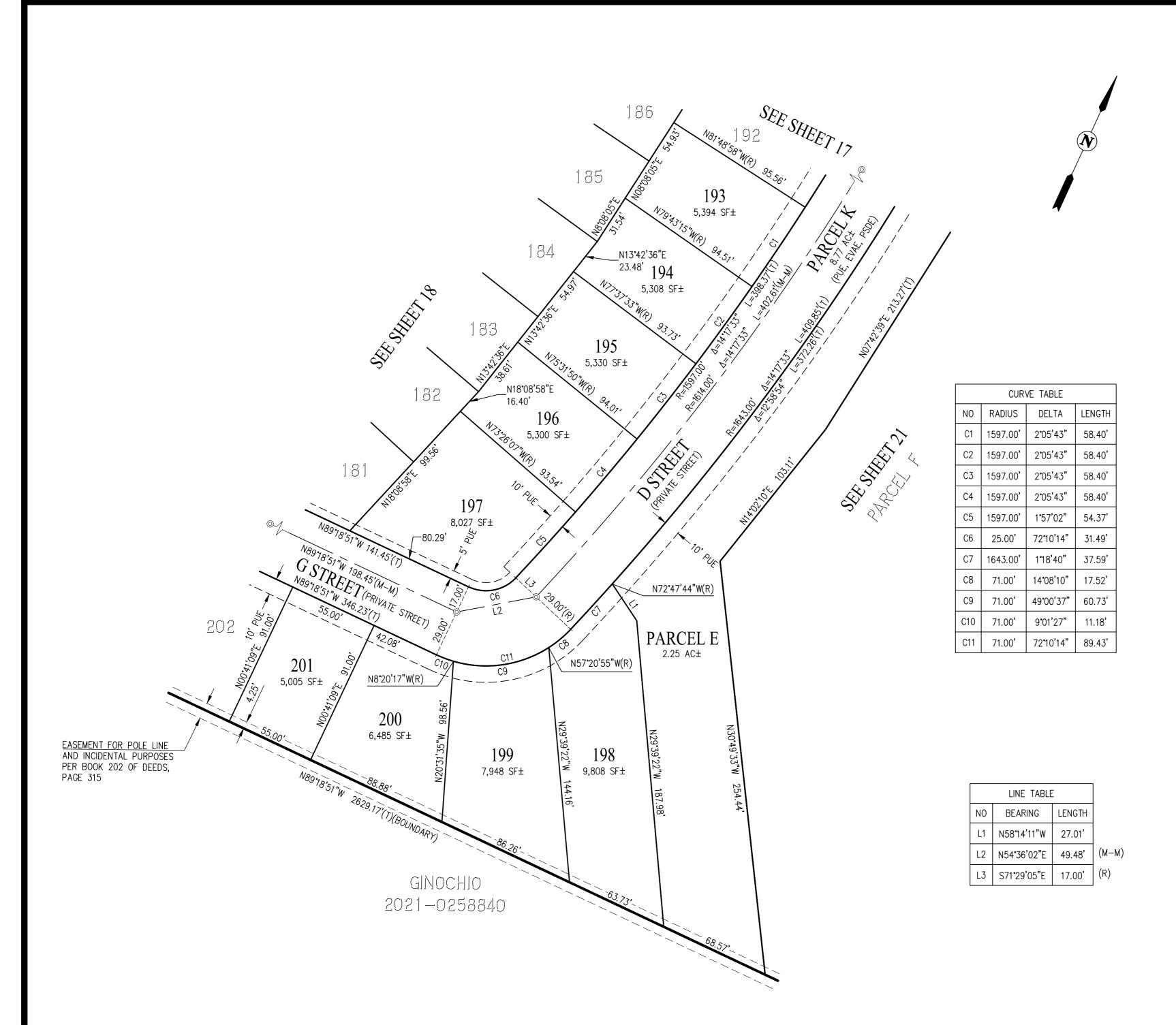
N05°56'47"W

- (7) SUBDIVISION 9567 (552 M 45) (8) SUBDIVISION 9569 (549 M 44)
- (9) SUBDIVISION 9568 (549 M 35)
- (10) SUBDIVISION 9449 (544 M 21)
- (11) GRANT DEED (2024-0067578) (12) VESTING DEED (2024-0095814)

PRELIMINARY

SHEET 17 OF 22 JOB NO. 974-056

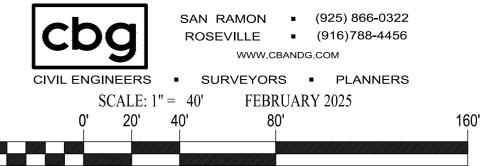




CONSISTING OF 22 SHEETS

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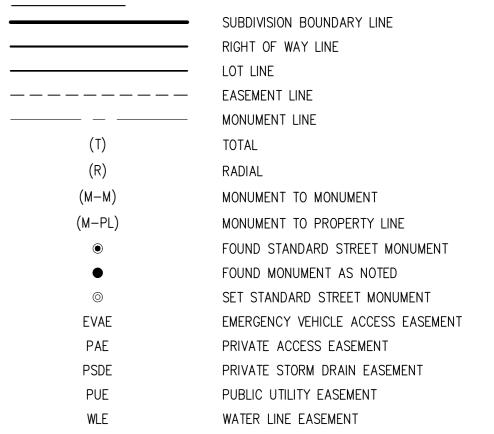


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LEGEND

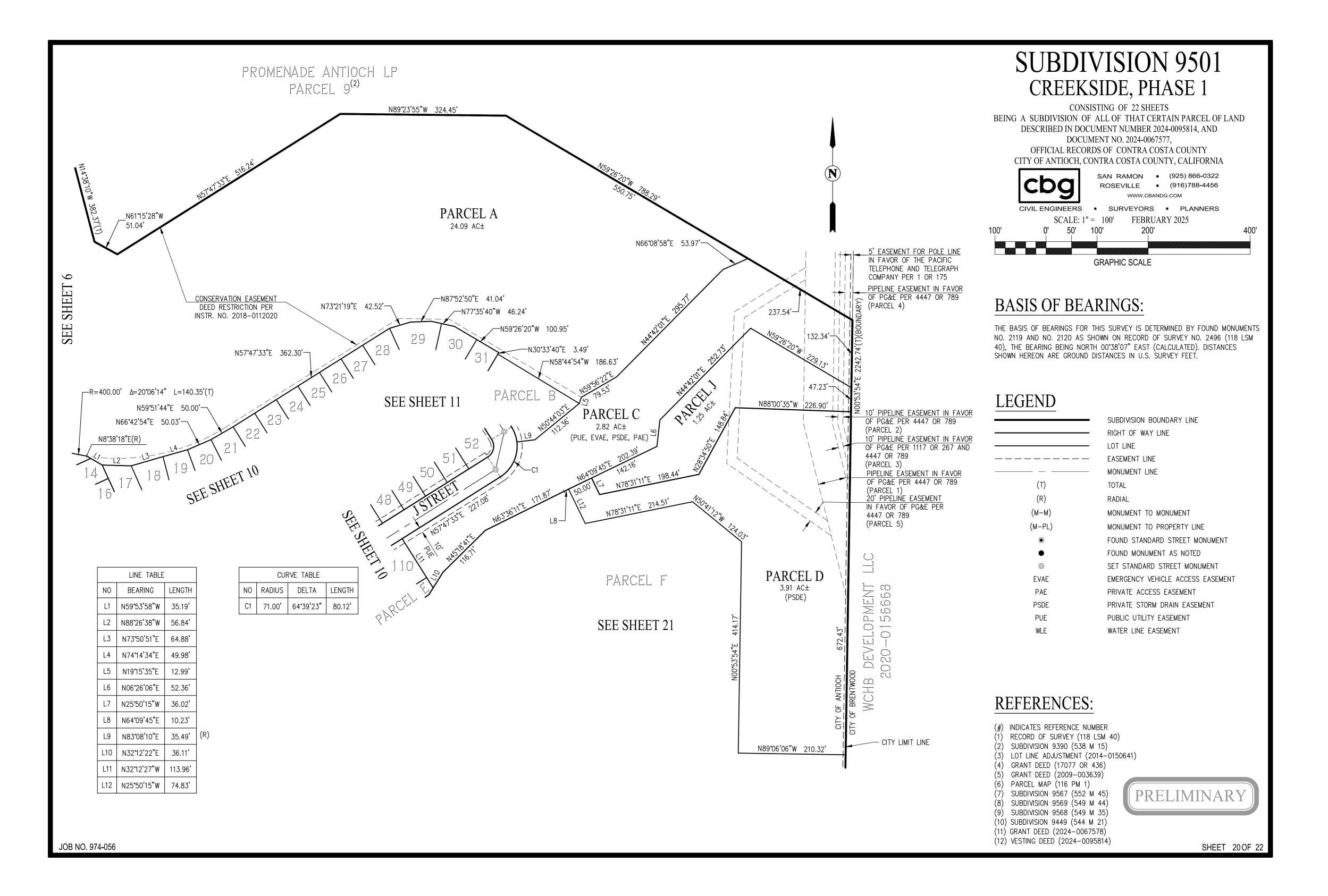


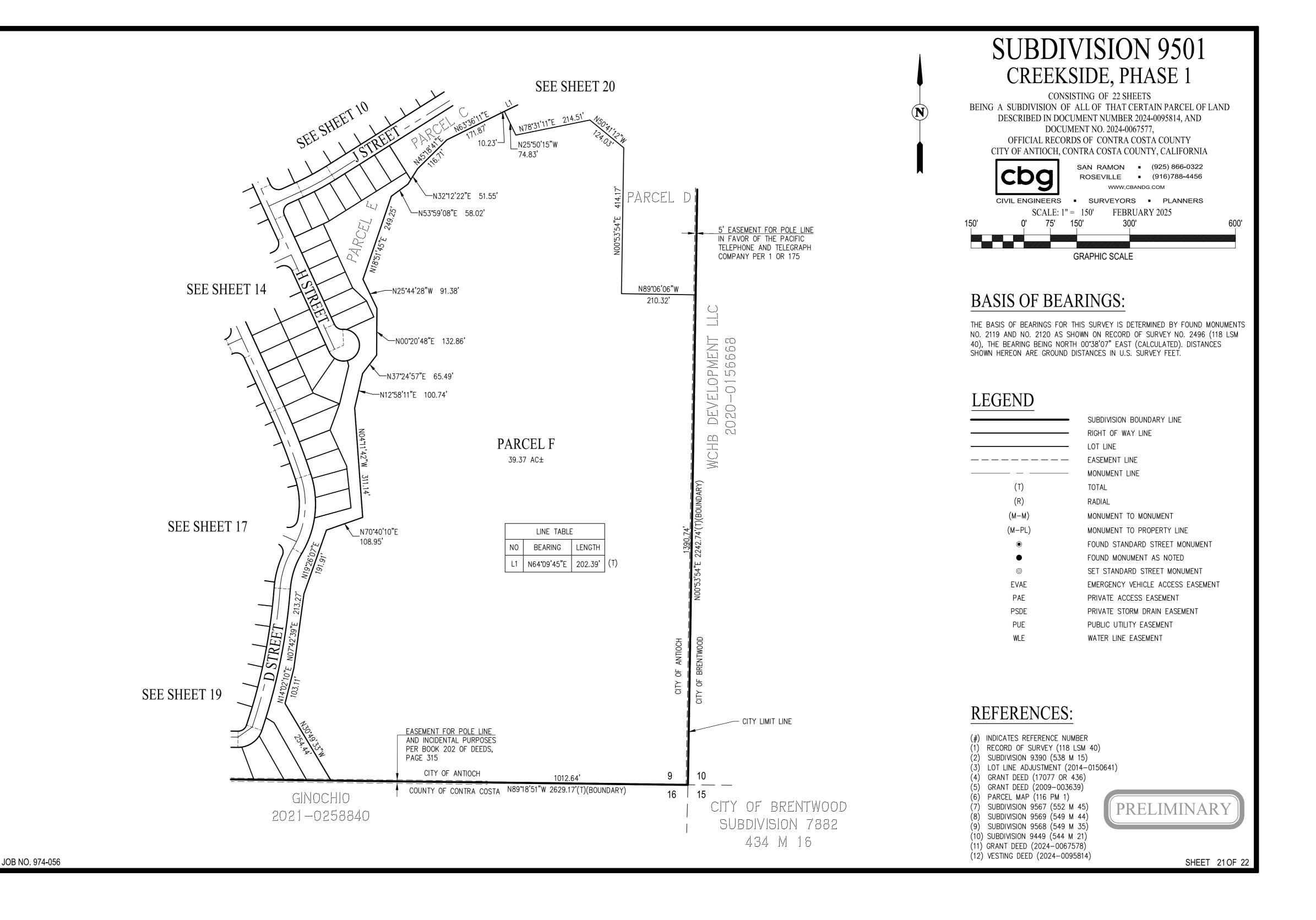
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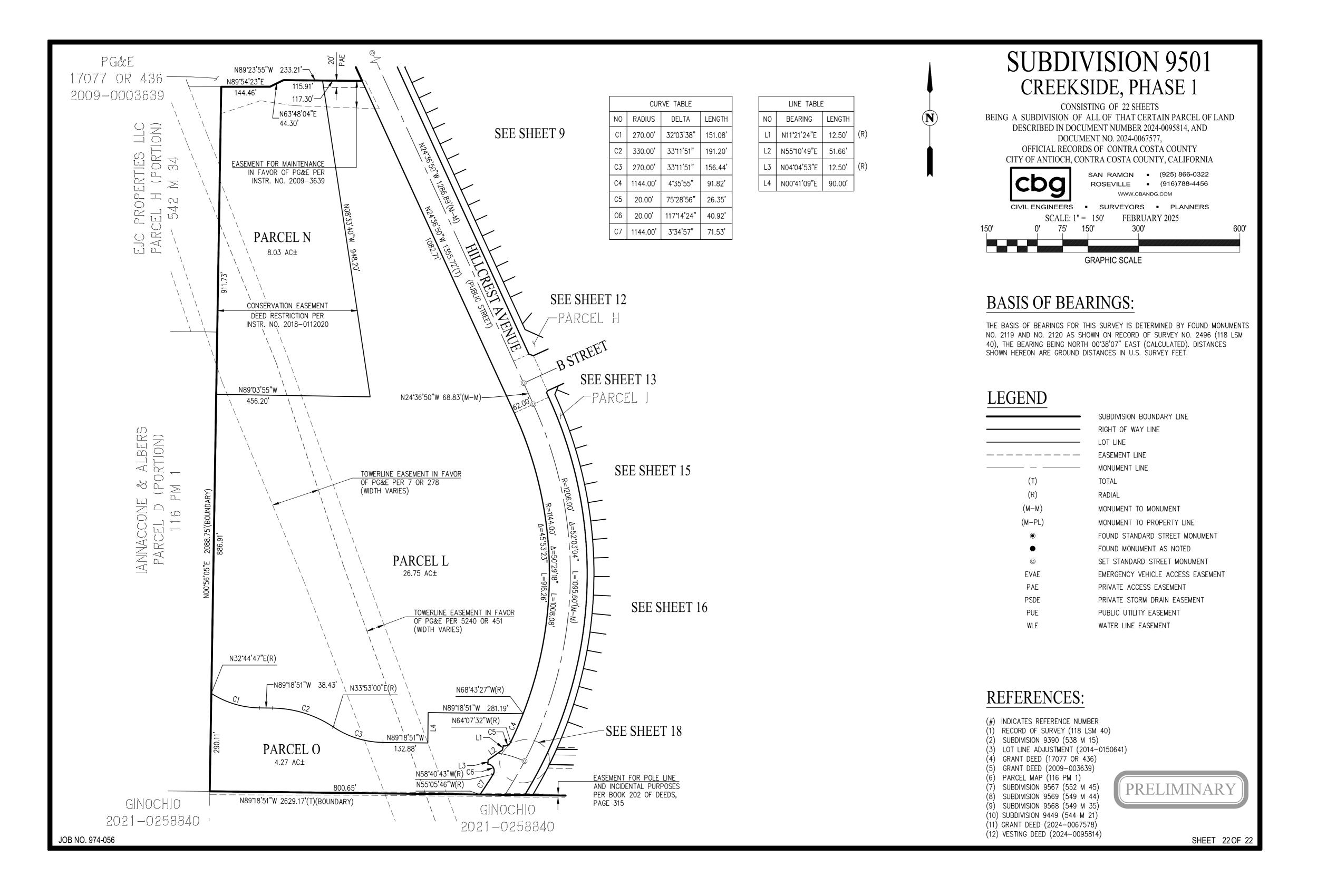
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JOB NO. 974-056 SHEET 19 OF 22









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

City of Antioch

Polices & Procedures

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 Chaparal 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

Polices & Procedures

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.

City of Antioch

Polices & Procedures

- 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.



STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE:

Regular Meeting of April 17, 2025

TO:

Parks and Recreation Commission

SUBMITTED BY:

Andrew Little, Consulting Project Manager

APPROVED BY:

Scott Buenting, Public Works Director/City Engineer

SUBJECT:

"The Ranch", TM 9571 - Commission Approval

RECOMMENDED ACTION

Staff recommends that the Parks and Recreation Commission recommend approval of "The Ranch" Package Plans to the Planning Commission and City Council, subject to the conditions outlined in this report and discussed in the meeting.

DISCUSSION

The Ranch subdivision project was approved by the City Council on April 17, 2025, consisting of approximately 7.41 acres of public park space.

The park area will be divided into ten parcels across the development, labeled as Parcels D, X, R, S, T, U, V, Y, Z, and AA on the Tentative Map. Parcel D (0.47 acres) will include whole tree forts, whole tree hammocks, a play structure, benches, and a shade structure with picnic seating below, in addition to street trees and landscaping. Parcel X (4.72 acres) will feature walking paths and picnic areas, along with turf and landscaping. Parcel R (0.72 acres) will consist of a play area, a shade structure with picnic seating below, monkey bars, pole climbers, a climbing horse, and a balance beam, in addition to turf and landscaping. Parcels S (0.10 acres) and U (0.59 acres) are considered landscape pathways, including street trees and landscaping. Parcels T (0.10 acres) and V (0.46 acres) are considered linear parks and consist of street trees and landscaping. Finally, Parcels Y (0.07 acres), Z (0.08 acres), and AA (0.10 acres) are considered linear parks, which will include street trees and landscaping. All parcels shall be City maintained.

Parcels S, T, V, Y, Z, and AA will be maintained by a developer-established HOA. In the event that the HOA is dissolved and the city must take over management of these private parks, they have been designed to meet the City's park design standards.

Several of the Project Specific Conditions of Approval include:

- Base Infrastructure for Lot 1, Phase 1A: With the development of Lot 1, Phase 1A, the Developer/applicant shall file a final map with the following dedications and improvements in the layout shown on tentative Map 9571:
 - a. Along Street B, dedicate parkway landscape parcels I, Part J, K, L, Y, Z, AA, from street A to Sand Creek Rd. Retaining wall, fences and landscape improvements will occur when the adjacent residential lots develop.
 - b. Along Street A, dedicate landscape parkway parcels J, P & Part F, and Y. Retaining walls, fences and landscape improvements will occur when the adjacent residential lots develop.
- 2. Improvements for residential Lots 1-230, in Lot 1, Phase 1A:
 - a. Park Parcel D: Park improvements
 - b. Park parcel X: Park improvements, park amenities, landscaping, signs.
- 3. Improvements to Residential Lots 231 to 440 in Phase 1B:
 - a. Parcel R: Park Landscape Improvements
 - b. Parcels S,T,V: Parkway Landscape improvements
 - a.c. Parcel U: Park landscape Improvements
- 4. Masonry Sound wall fencing. With the construction of residential lots in Phase 1A (Lot 1), the developer shall construct masonry sound wall fencing along streets A, B and Sand Creek Road, in parkway parcels E, F, H, I, J, K, L, M, N, Y, Z, and AA, adjacent to residential lots. The developer shall construct 6' high decorative masonry or concrete CMU sound walls in the parkway parcels. The locations of the wall start and end locations, colors samples and decorative layout of the walls shall be detailed on the improvement plans that will be reviewed and preapproved by the planning and building department prior to construction.
- 5. The developer shall establish a Homeowner's Association (HOA) for this project in conformance with the regulations set forth by the California Department of Real Estate. The HOA shall be responsible for maintaining:
 - a. The linear park and inclusive facilities and landscaping (Parcels 'S', 'T', 'V', 'Y', 'Z' and 'AA')
 - b. The City shall be reimbursed for maintenance of landscape, roadway (including striping and signing), concrete (including sidewalk, curb, gutter and curb ramps), storm drain facilities, street lighting, and all other HOA

facilities and amenities not maintained by the HOA to an acceptable City level.

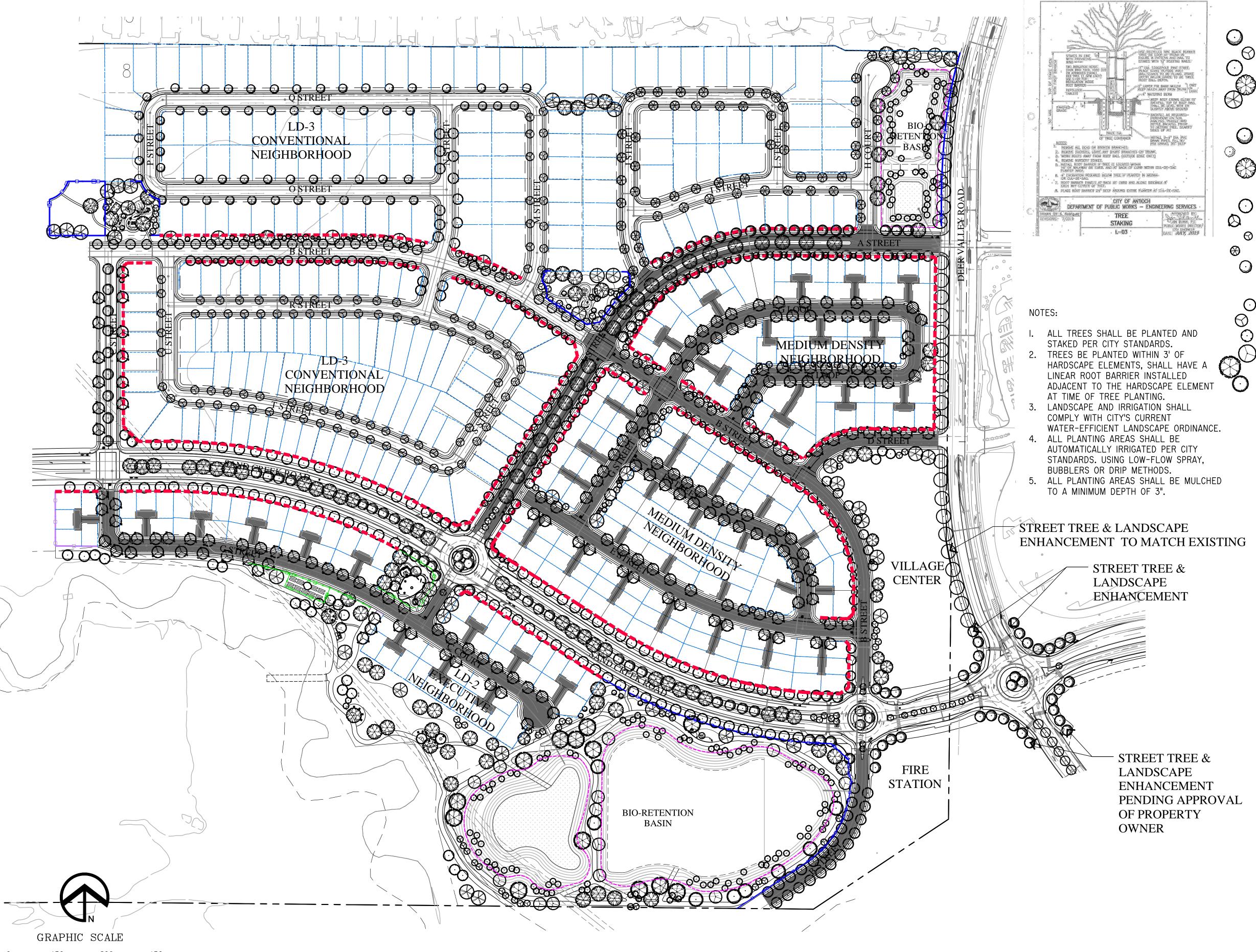
- 6. The open space trail(s) and park(s) and associated improvements shall be constructed and completed by the developer prior to the issuance of the:
 - a. (for Park Parcel D) 20th building permit or one (1) year from the issuance of the 1st building permit, whichever shall occur first for those lots south of Sand Creek Road;
 - b. (for Park Parcel R and connective section(s) of Linear Park) 20th building permit or one (1) year from the issuance of the 1st building permit, whichever shall occur first for those lots north of Sand Creek Road;
 - c. (for Park Parcel X and Trails) 100th building permit or two (2) years from the issuance of the 1st building permit, whichever shall occur first (all lots inclusive);
 - b.d. (for Park Parcel U) 300th building permit or two (2) years from the issuance of the 1st building permit, whichever shall occur first; and
 - e.e. (for remainder of Linear Park) 100th building permit or two (2) years from the issuance of the 1st building permit, whichever shall occur first.
- 7. As recommended by the Parks and Recreation Commission, the "Linear Park" shall meet all the City's park design standards current at the time of park construction.
- 8. All final park designs shall be reviewed and approved by the Parks and Recreation Commission prior to the issuance of a building permit for the park.

SUMMARY

Staff recommends that the Parks and Recreation Commission recommend approval of the "The Ranch" Package Plans to the Planning Commission and City Council.

ATTACHMENTS:

- A. The Ranch Preliminary Landscape Site Plans
- B. Tentative Map
- C. Inclusive Park Design Policy



PRELIMINARY PROPOSED TREE PALETTE

	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
	SAND CREEK ROAD TREES				
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
	GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
	ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
	QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
	STREET A TREES				
0	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
	ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
	NEIGHBORHOOD STREET TREE	8			
\odot	CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40'/40'	MOD
) [FRAXINUS OXYCARPA RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
	MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
Θ	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
\odot	PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
	BIO-RETENTION BASINS, OPEN	AREA & PARK PARCEL TREES			
\odot	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
\bigcirc	GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
\odot	LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
	PLATANUS A. BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
0	TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
-00	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
-000000000	6'-0" ENHANCED HIGH WOOD FENCE
	6'-0" OPEN WIRE WOOD VIEW FENCE W/ VINES
-000000000	6'-0" TUBULAR STEEL VIEW FENCE W/ VINES

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 ADEQUATI 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 COMMON OPEN SPACE, PARK AREAS, WATER QUALITY RENTENTION PONDS AND PEDESTRIAN/BIKE CIRCULATION THAT PROVIDE OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE COMMUNITY. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS. THE TRAIL SYSTEM LINKS THE OPEN SPACES TOGETHER THROUGHOUT THE COMMUNITY. THE WATER QUALITY RETENTION PONDS PROVIDE A NATURAL HABITAT OPEN SPACE AND OUTDOOR RECREATION.

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.

LANDSCAPE ARCHITECTURE
LAND PLANNING

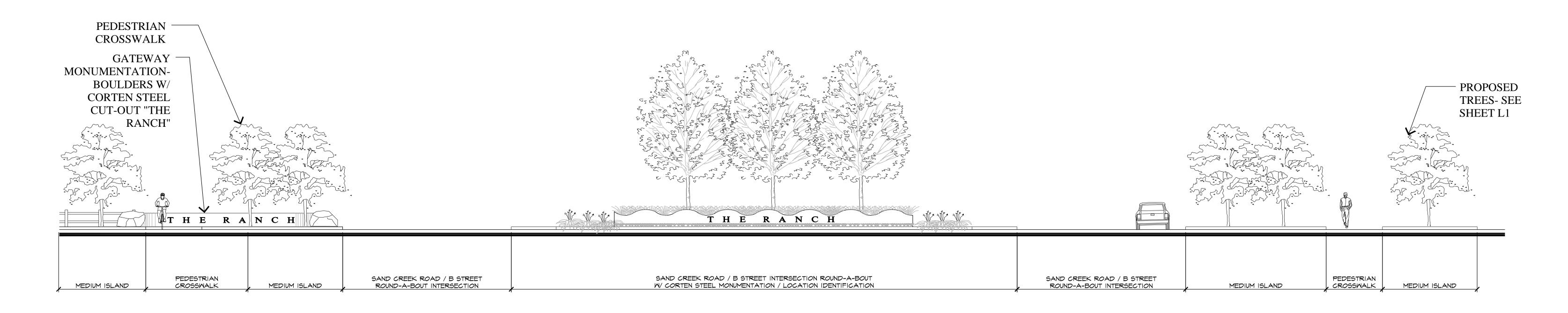
1 inch = 150 ft.

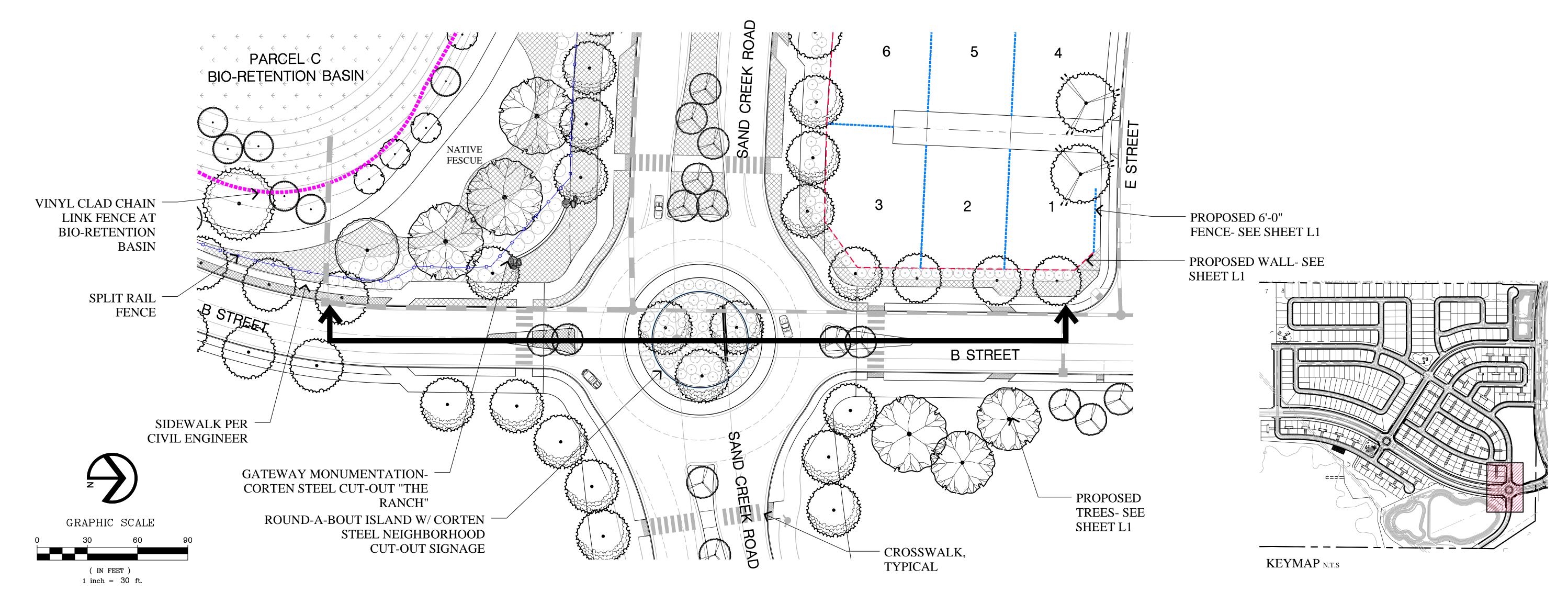
1615 BONANZA STREET
SUITE 314
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RICHLAND PLANNED COMMUNITIES, INC.

3000 LAVA RIDGE COURT SUITE #115 ROSEVILLE, CA 95661 APRIL 26, 2023 THE RANCH
Antioch, CA

Preliminary Landscape Site Plan



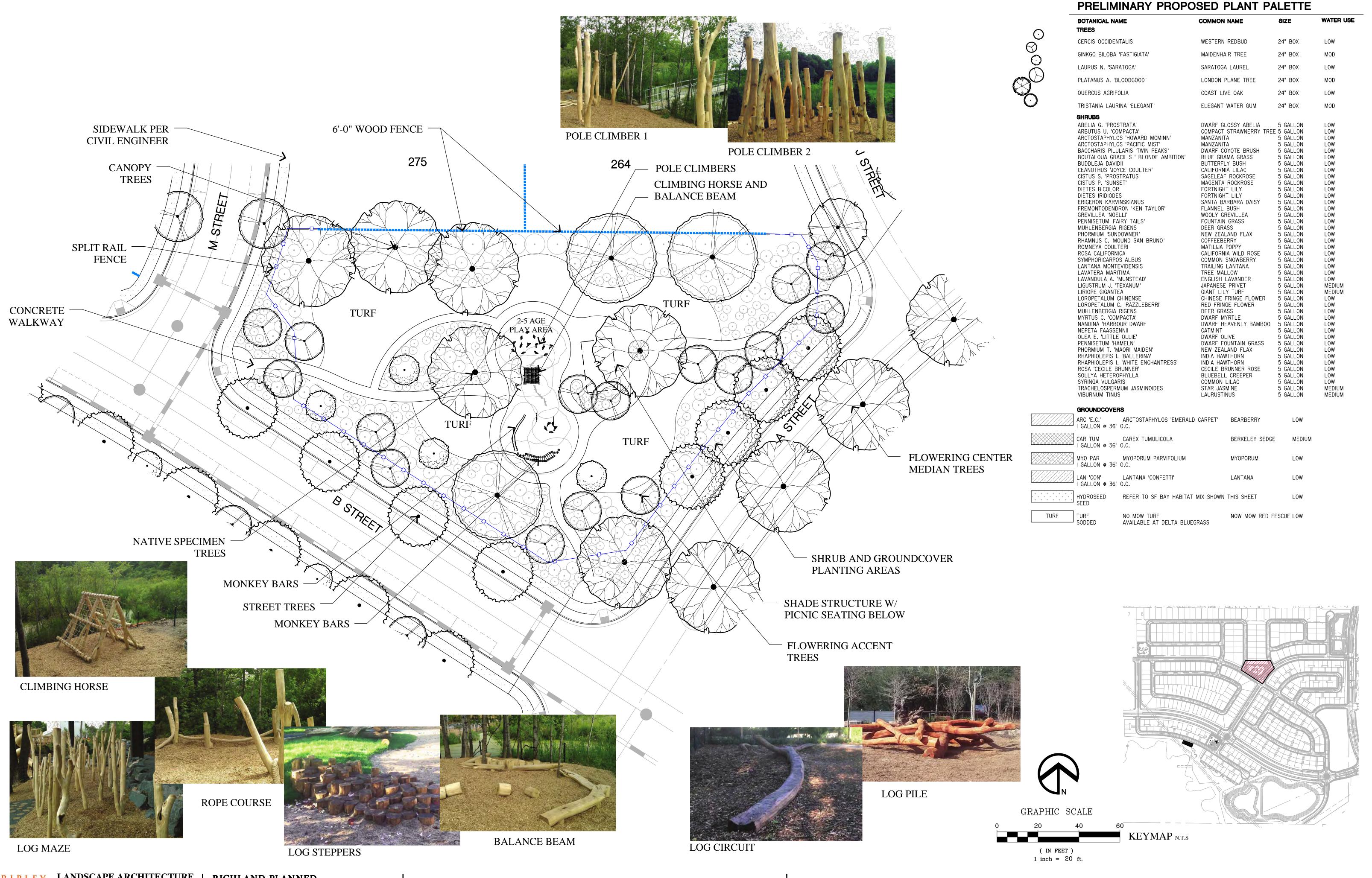




RICHLAND PLANNED COMMUNITIES, INC.

3000 LAVA RIDGE COURT SUITE #115 ROSEVILLE, CA 95661 APRIL 28, 2022 THE RANCH Antioch, CA

Preliminary Landscape Entry Plan Enlargement



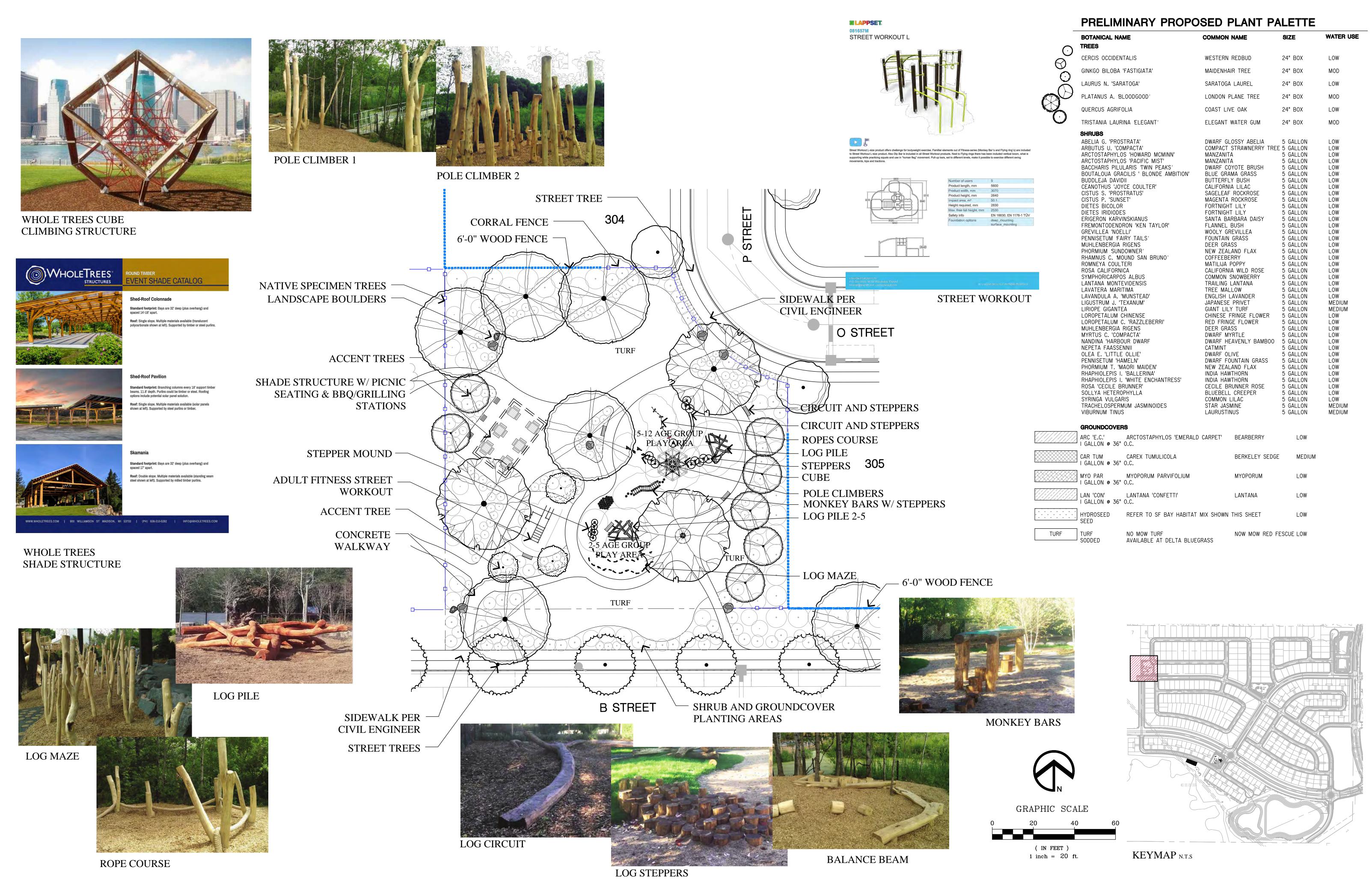
LANDSCAPE ARCHITECTURE
LAND PLANNING

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RICHLAND PLANNED COMMUNITIES, INC.

3000 LAVA RIDGE COURT SUITE #115 ROSEVILLE, CA 95661 APRIL 28, 2022 THE RANCH
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Preliminary Landscape Enlargement Park Parcel R





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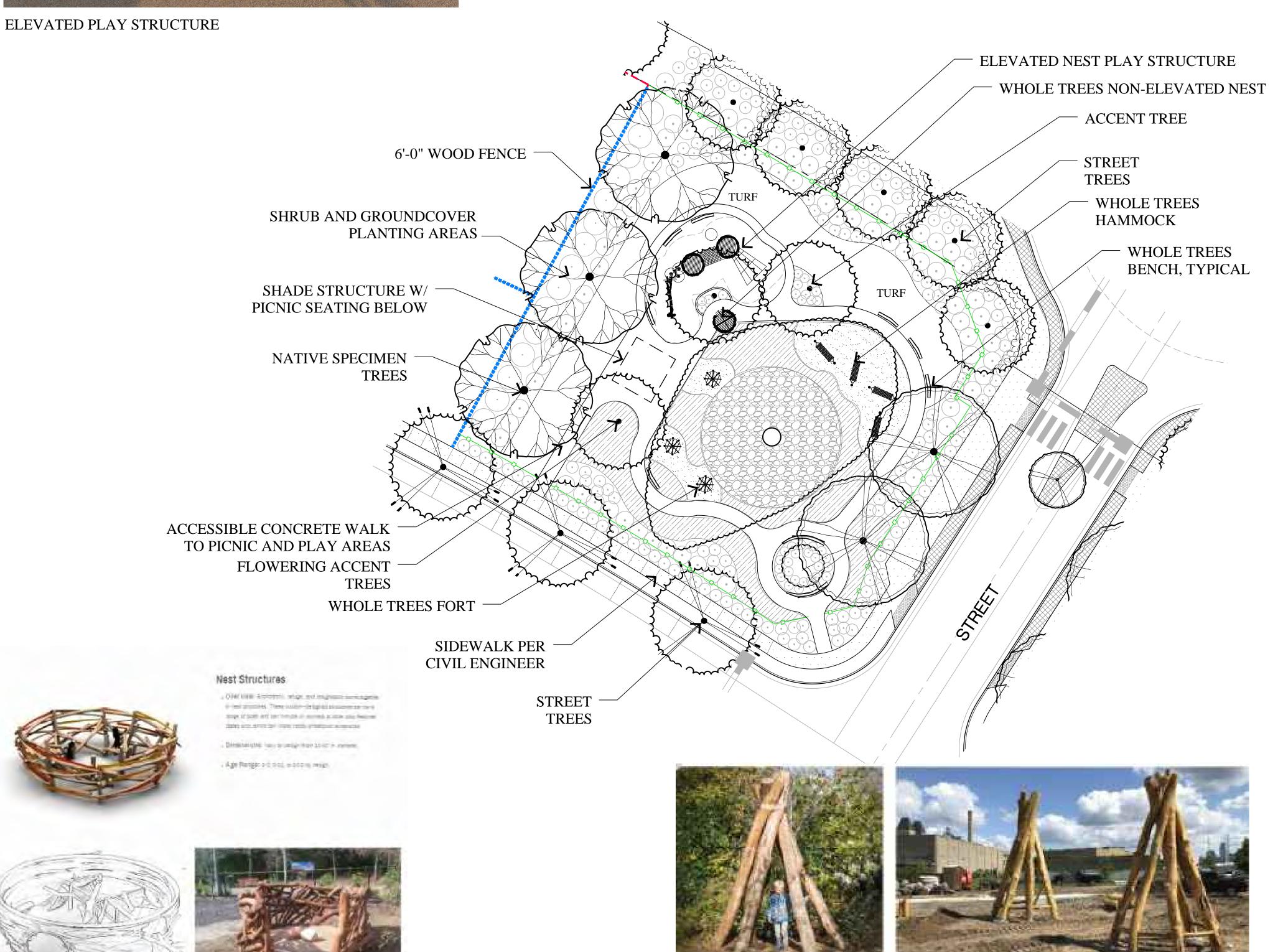
RICHLAND PLANNED COMMUNITIES, INC.

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Antioch, CA

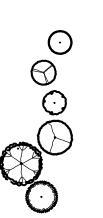
Preliminary Landscape Enlargement Park Parcel U





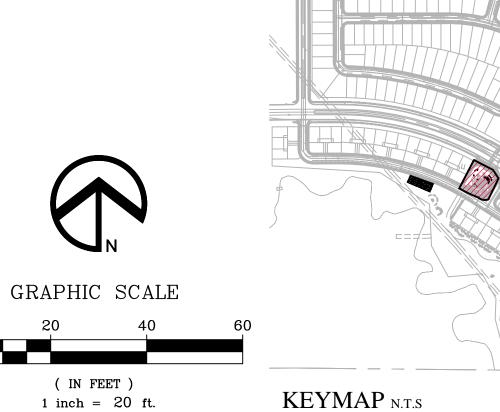


PRELIMINARY PROPOSED PLANT PALETTE

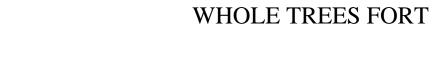


BOTANICAL NAME TREES	COMMON NAME	SIZE	WATER US
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
GINKGO BILOBA 'FASTIGIATA'		24" BOX	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PLATANUS A. BLOODGOOD'	LONDON PLANE TREE	24" BOX	MOD
PLATANUS A. BLOODGOOD' QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	MOD
SHRUBS	DWADE CLOSSY ADELIA	5 CALLON	LOW
ABELIA G. 'PROSTRATA' ARBUTUS U. 'COMPACTA' ARCTOSTAPHYLOS 'HOWARD MCMINN' ARCTOSTAPHYLOS 'PACIFIC MIST' BACCHARIS PILULARIS 'TWIN PEAKS' BOUTALOUA GRACILIS ' BLONDE AMBITION' BUDDLEJA DAVIDII CEANOTHUS 'JOYCE COULTER' CISTUS S. 'PROSTRATUS' CISTUS P. 'SUNSET' DIETES BICOLOR DIETES IRIDIODES ERIGERON KARVINSKIANUS FREMONTODENDRON 'KEN TAYLOR' GREVILLEA 'NOELLI' PENNISETUM FAIRY TAILS' MUHLENBERGIA RIGENS PHORMIUM SUNDOWNER' RHAMNUS C. MOUND SAN BRUNO' ROMNEYA COULTERI ROSA CALIFORNICA SYMPHORICARPOS ALBUS LANTANA MONTEVIDENSIS LAVATERA MARITIMA LAVANDULA A. 'MUNSTEAD' LIGUSTRUM J. 'TEXANUM' LIRIOPE GIGANTEA LOROPETALUM CHINENSE LOROPETALUM C. 'RAZZLEBERRI' MUHLENBERGIA RIGENS MYRTUS C. 'COMPACTA' NANDINA 'HARBOUR DWARF NEPETA FAASSENNII OLEA E. 'LITTLE OLLIE' PENNISETUM 'HAMELN' PHORMIUM T. 'MAORI MAIDEN' RHAPHIOLEPIS I. 'BALLERINA' RHAPHIOLEPIS I. 'BALLERINA' RHAPHIOLEPIS I. 'BALLERINA' RHAPHIOLEPIS I. 'BALLERINA' RHAPHIOLEPIS I. 'WHITE ENCHANTRESS' ROSA 'CECILE BRUNNER' SOLLYA HETEROPHYLLA SYRINGA VULGARIS	CALIFORNIA LILAC SAGELEAF ROCKROSE MAGENTA ROCKROSE FORTNIGHT LILY FORTNIGHT LILY SANTA BARBARA DAISY FLANNEL BUSH WOOLY GREVILLEA FOUNTAIN GRASS DEER GRASS NEW ZEALAND FLAX COFFEEBERRY MATILIJA POPPY CALIFORNIA WILD ROSE COMMON SNOWBERRY TRAILING LANTANA TREE MALLOW ENGLISH LAVANDER JAPANESE PRIVET GIANT LILY TURF CHINESE FRINGE FLOWER RED FRINGE FLOWER RED FRINGE FLOWER DEER GRASS DWARF MYRTLE DWARF HEAVENLY BAMBOO CATMINT DWARF OLIVE DWARF FOUNTAIN GRASS NEW ZEALAND FLAX INDIA HAWTHORN	5 GALLON	LOW

	GROUNDCOVERS					
	ARC 'E.C.' I GALLON @ 36"	ARCTOSTAPHYLOS 'EMERALD CARPET' O.C.	BEARBERRY	LOW		
	CAR TUM I GALLON @ 36"	CAREX TUMULICOLA O.C.	BERKELEY SEDGE	MEDIUM		
	MYO PAR I GALLON @ 36"	MYOPORUM PARVIFOLIUM O.C.	MYOPORUM	LOW		
	LAN 'CON' I GALLON @ 36"	LANTANA 'CONFETTI' O.C.	LANTANA	LOW		
* * * * * * * * * * * * * * * * * * *	HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN	THIS SHEET	LOW		
TURF	TURF SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS	NOW MOW RED FESCUE	LOW		

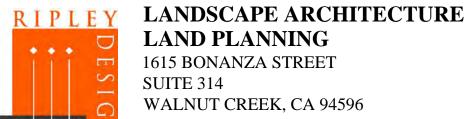






Antioch, CA

THE RANCH

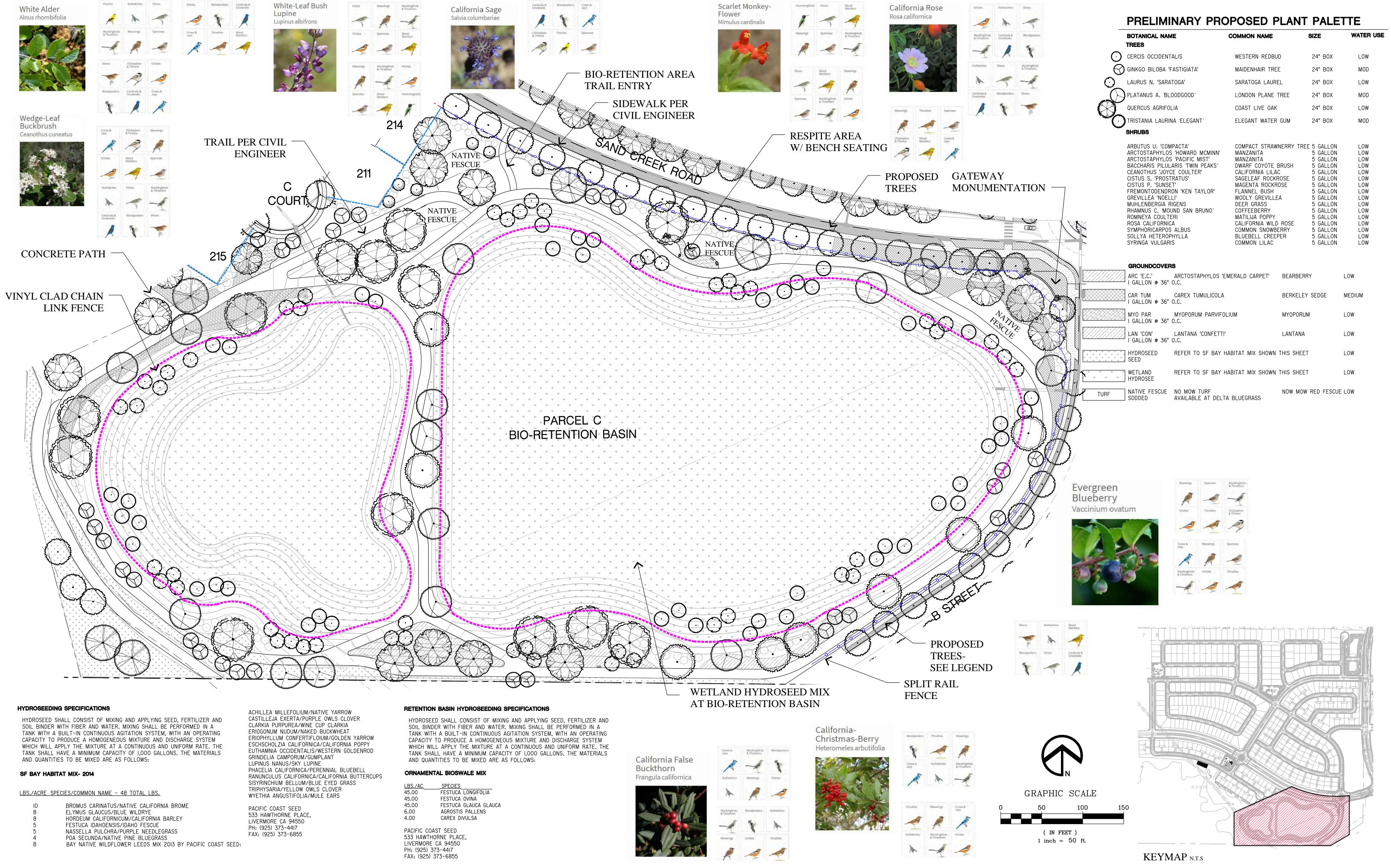


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3000 LAVA RIDGE COURT SUITE #115 ROSEVILLE, CA 95661 APRIL 28, 2022

Preliminary Landscape Enlargement Homestead Park





LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
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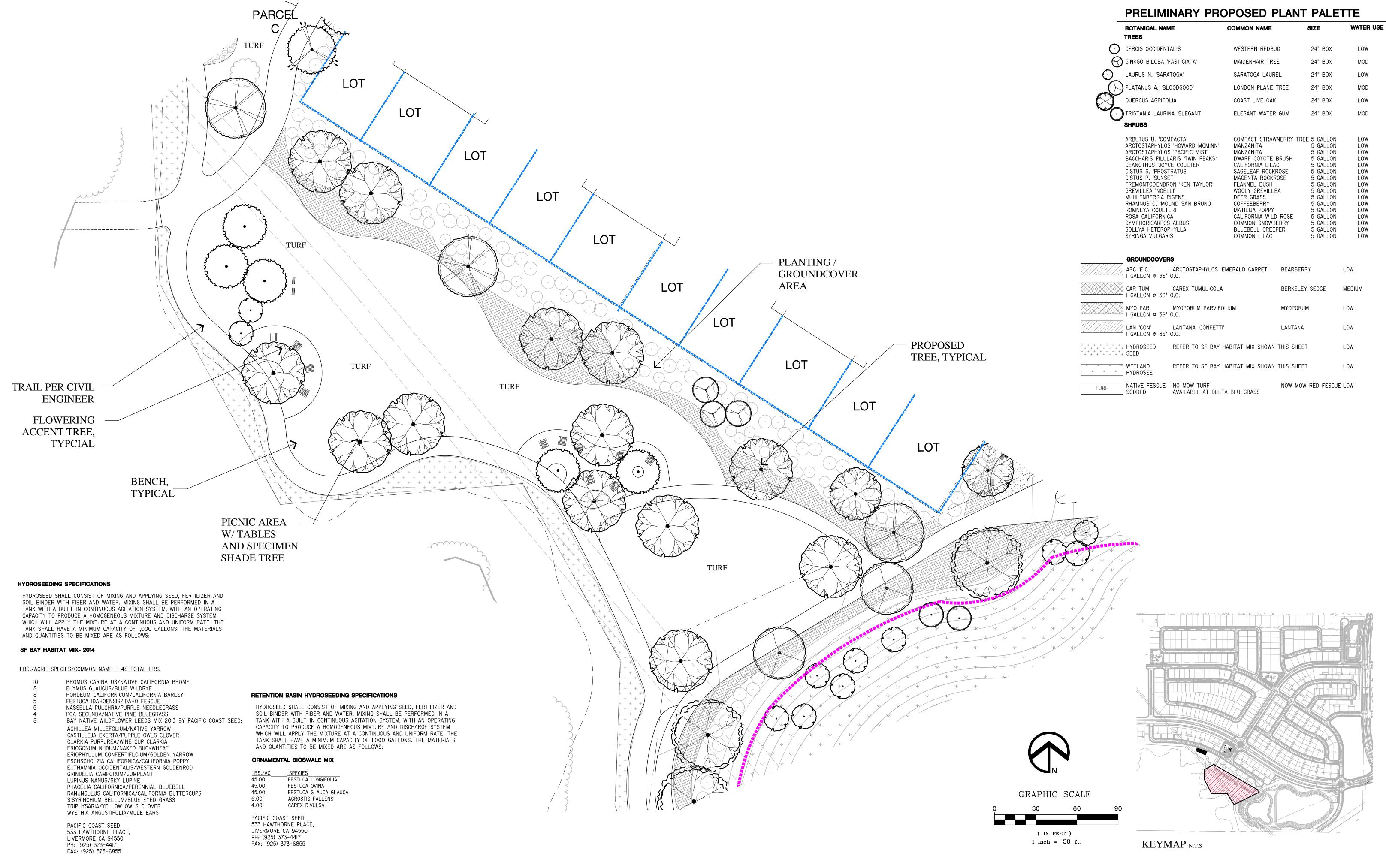
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3000 LA
SUITE #
ROSEVI

RICHLAND PLANNED COMMUNITIES, INC.

3000 LAVA RIDGE COURT SUITE #115 ROSEVILLE, CA 95661 APRIL 28, 2022 THE RANCH
Antioch, CA

Preliminary Landscape Enlargement Parcel C Bio-Retention Basin





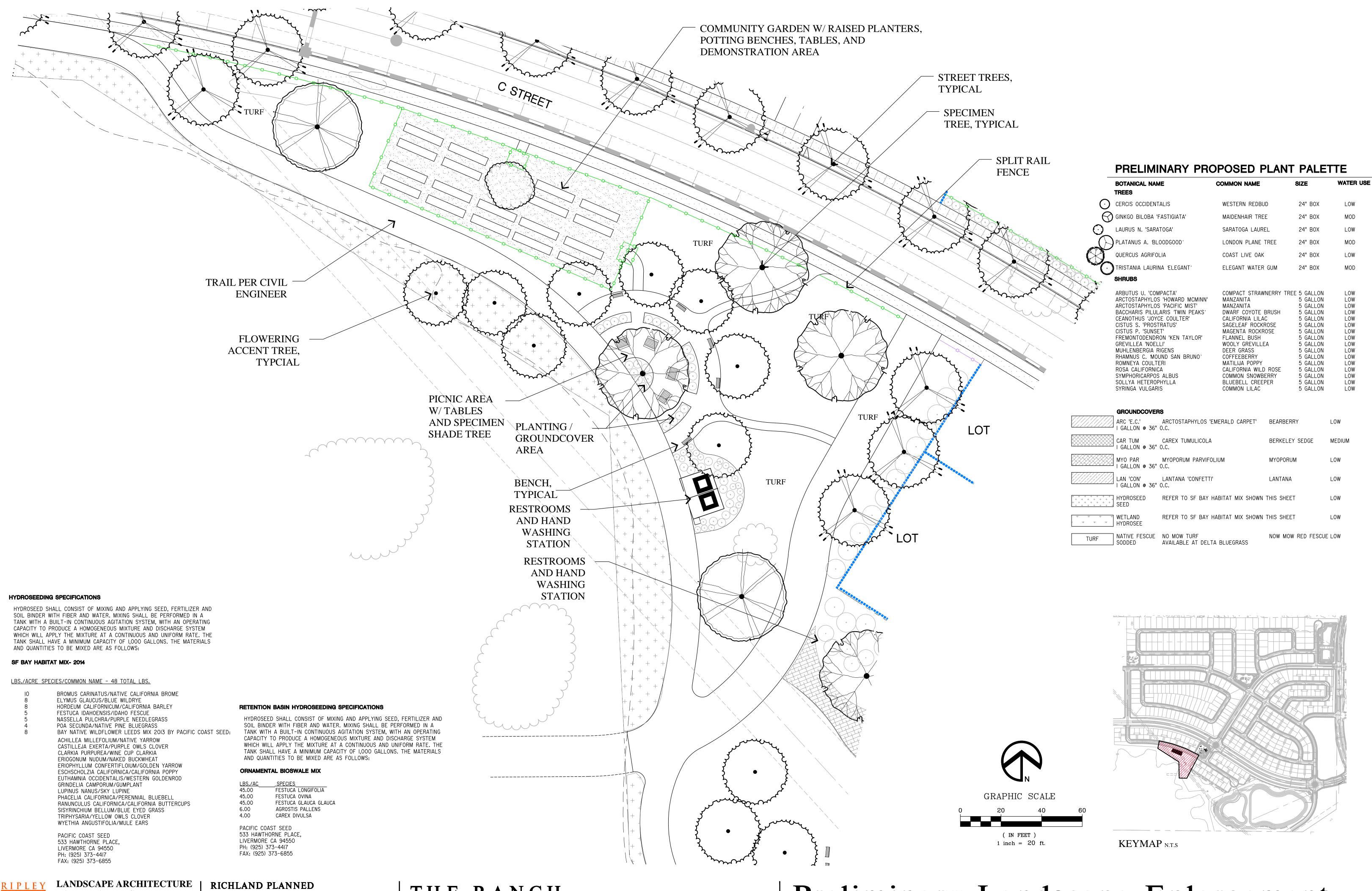
LANDSCAPE ARCHITECTURE LAND PLANNING

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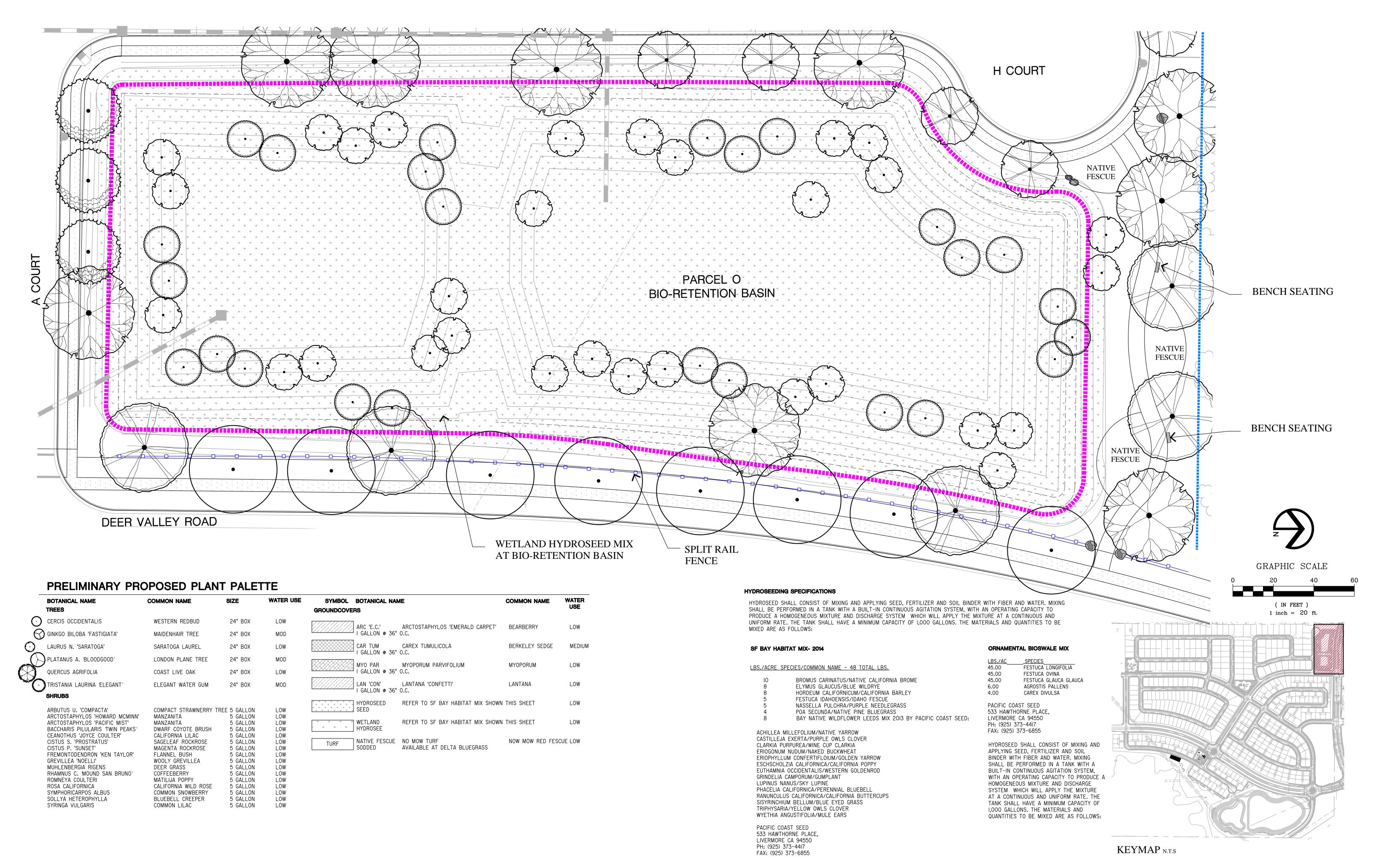
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COMMUNITIES, INC.

3000 LAVA RIDGE COURT SUITE #115 ROSEVILLE, CA 95661 APRIL 28, 2022 THE RANCH
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Preliminary Landscape Enlargement Parcel C Linear Park





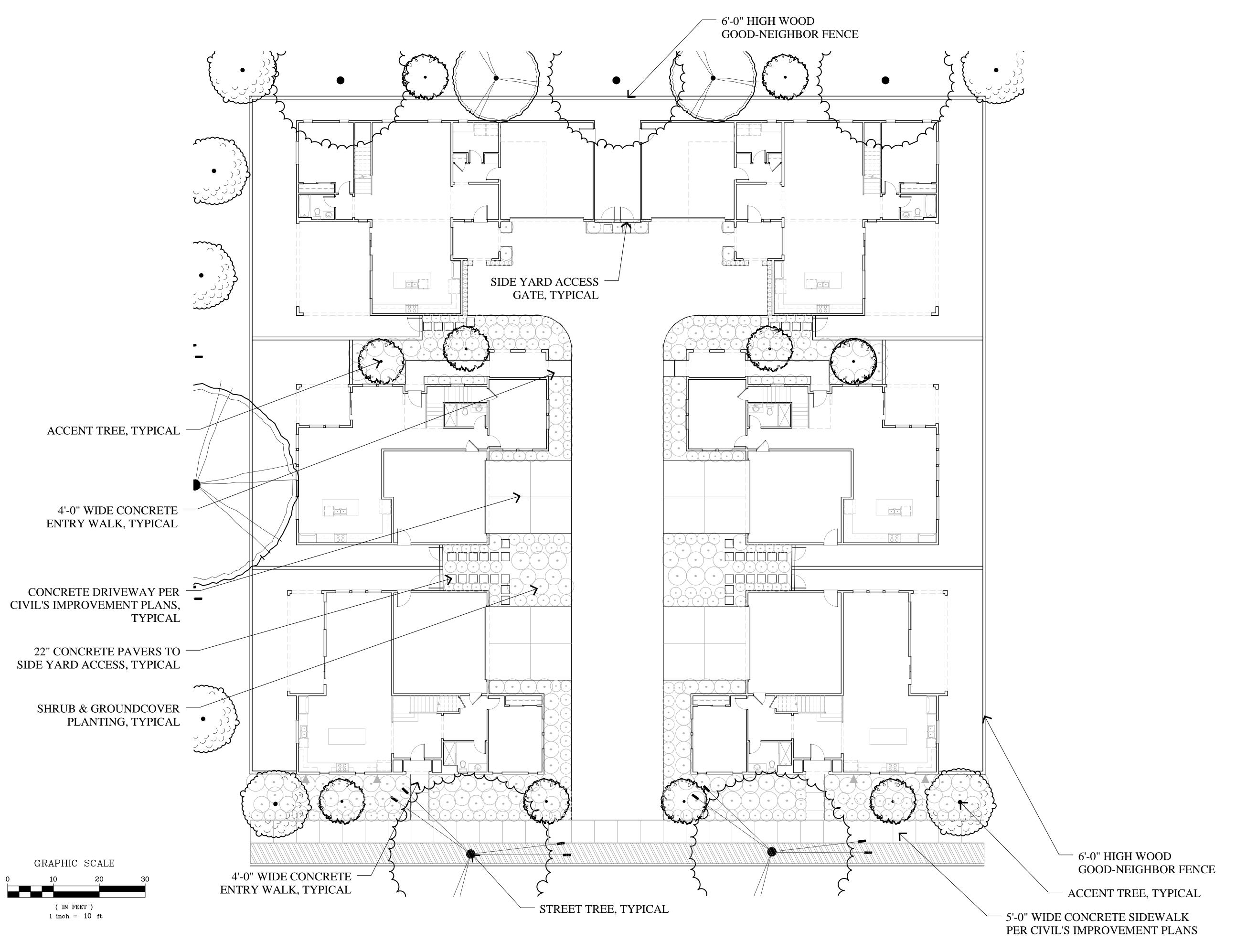
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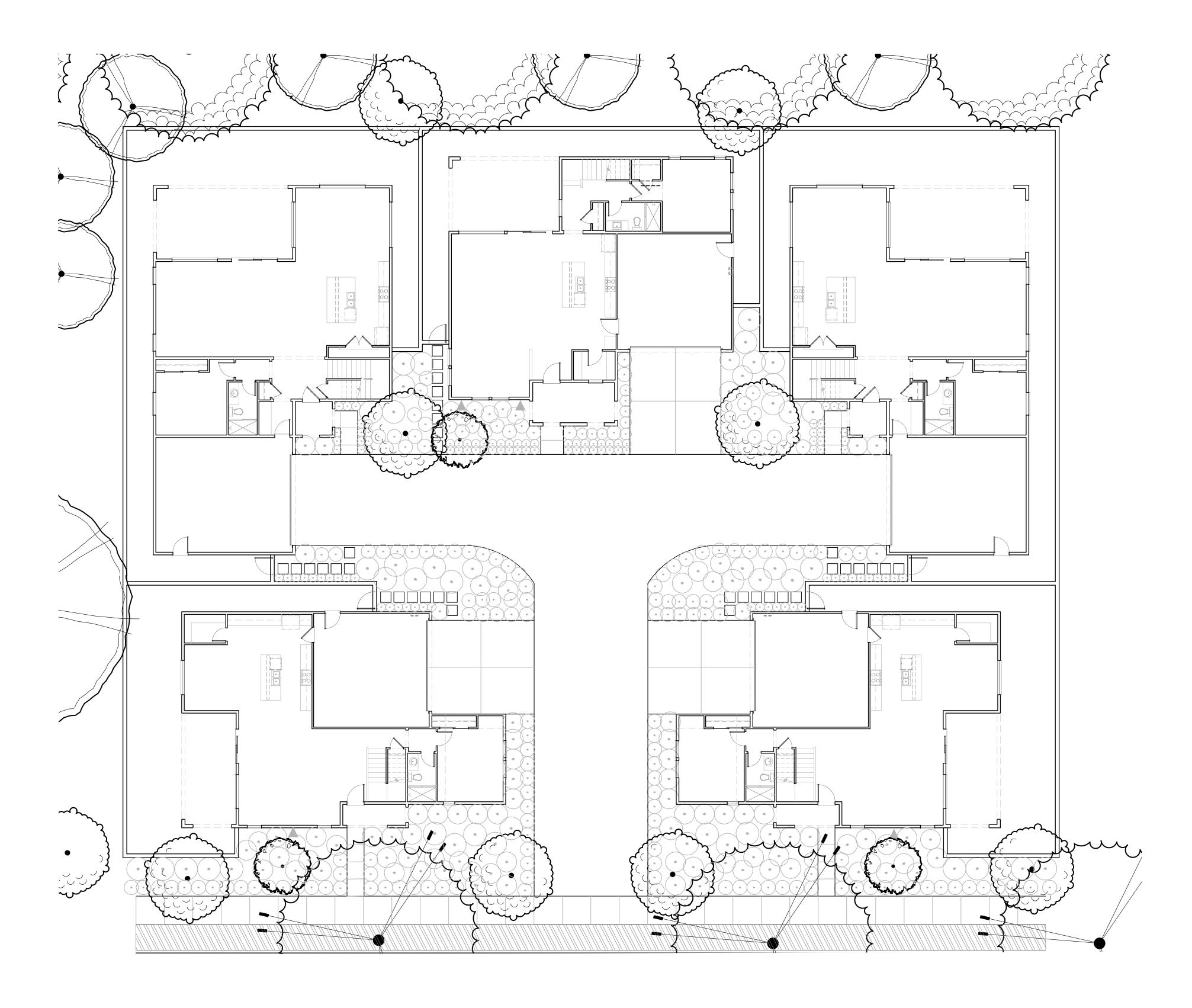


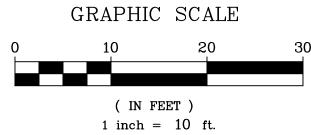


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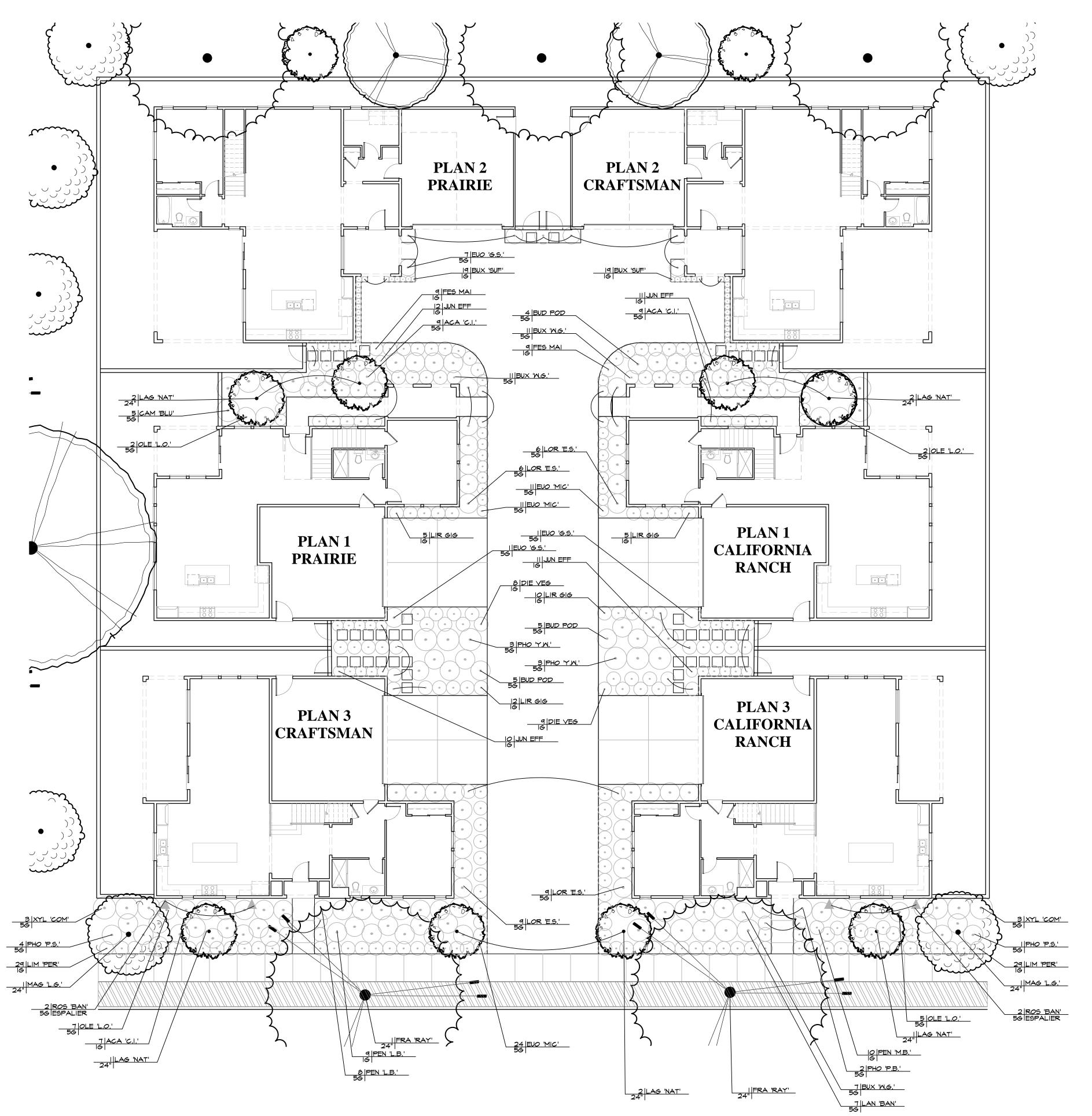
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Antioch, CA

Preliminary Landscape Lane Court Units









TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
ACE 'RUB'	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40'/40'	MOD
FRA 'RAY'	FRAXINUS OXYCARPA RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
LAG 'NAT'	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	10'/7'	LOW
MAG 'L.G.'	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAY BOA	MAYTENUS BOARIA	MAYTEN TREE	24" BOX	30'/50'	MOD
PYR 'BRA'	PYRUS CALLERYANA BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
PYR KAW	PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
III M PAR	III MIIS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" ROX	40'/35'	MOD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE SUN	H/W		
SHRUBS						
ACA 'C.I.'	ACACIA 'COUSIN IT' ACHILLEA MILLEFOLIUM	DWARF	RIVER WATTLE	LOW	F	3'/3'
ACH 'D.E.'	ACHILLEA MILLEFOLIUM	DESERT	EVE YARROW	LOW	F	18"/18"
ALY 'M.L.'	ALYOGENE HUEGELII 'MON LEG	ON' LEON:S	PURPLE DELIGHT	LOW	F	5/4
ANE 'S.C.'	ANENOMAE'SEPTEMBER CHARM	Λ' JAPANE	SE ANEMONE	MOD	F	2/2
ANI 'K.P.'	ANICOZANTHOS 'KANCA DINK'	DWARE	PINK KANGAROO PAW		F	2'/2'
ASP MEY	ASPARAGUS MEYERII	FOXTAIL		LOW		30"/30"
BUD POD	BUDDLEJA PODARIS	TUTTI F	RUITTI BUTTERFLY	LOW	F	30"/30"
BUX SUF	BUXUS SUFFRUTICOSIS	DWARF	ENGLISH BOXWOOD	MOD		2'/2'
BUX 'W.G.'	ASPARAGUS MEYERII BUDDLEJA PODARIS BUXUS SUFFRUTICOSIS BUXUS 'WINTER GEM' CAMELLIA 'BLUSH' CAREX ELATA 'AUREA'	WINTER	GEM BOXWOOD	MOD		4'/4'
CAM 'BLU'	CAMFLLIA 'BLUSH'	BI USH	CAMELLIA	MOD		• • •
CAR 'AUR'	CAREX FLATA 'AURFA'	BOWL FS	S GOLDEN SEDGE	LOW	P/F	2/3
CHO TEC	CHONDROPETALUM TECTORUM	CAPE R		LOW	F	2/2
EUO 'MIC'	EUONYMUS 'MICROPHYLLUS'	BOXLEA	AF EUONYMUS	LOW	F	2'/2'
EUO 'MON'	EUONYMUS 'MONCLIFF'		EAF EUONYMUS	MOD	F	2/2
FES MAI	FESTUCA MAIREII		FESTUCA	LOW		2'/2'
KNI 'M.P.'	KNIPHOFIA 'MANGO POPSCICLE	' DWARF	KANGAROO PAW	LOW	F	12"/12"
LIM 'PER'	LIMONIUM "PEREZII"	SEA TH		LOW	F	18"/2
LIR 'S.B.'	LIRIOPE M. 'SUPER BLUE' LANTANA 'BANDITO'	SUPFR	BLUE LIRIOPE	LOW	P/F	
LAN 'BAN'	LANTANA 'BANDITO'	BANDIT	O LANTANA	LOW	FS	12"/12"
LAN 'S.R.'	LANTANA 'TEENIE GENIE'	SUNRIS	E ROSE LANTANA	LOW	F	30"/30"
LAV MAR	Ι ΛΥΛΤΕΡΛ ΜΛΡΙΤΙΜΛ	TREE M	1ALLOW	LOW	F	4/4
LOR 'E.S.'	LOROPETALUM 'EMERALD SNO	W' WHITE	FRINGEFLOWER	LOW		3'/3'
LOR 'KUR'	LOROPETALUM 'KURENEI'	DWΔRF	PINK FRINGEFLOWER			3'/3'
LOR 'S.P.'	LOROPETALUM 'SIZZLING PINK		G PINK FRINGEFLOWER		F/P	
NEP 'L.T.'	NEPETA PSIKE 'LITTLE TRUDY			LOW	F/P	
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'		OLIVE	LOW	F	4/4
PEN 'L.B.'	PENNISETUM 'LITTLE BUNNY'		FOUNTAIN GRASS	LOW	F	2'/2'
PEN 'C.C.'	PENSTEMON CHA CHA HOT PII	NK CHA CH	IA PENSTEMON	LOW	F	18"/18"
PEN 'M.B.'	PENSTEMON 'MARGARITA BOP'	PENSTE		LOW	F F	18"/18"
PHO 'B.R.'	PHORMIUM 'BLACK RAGE'	BLACK		LOW	F	3'/3'
PHO 'PIN'	PHORMIUM 'PINK STRIPE'	PINK S	TRIPE FLAX	LOW	F/P	
PHO 'P.B.'	PHORMIUM PLATTS BLACK	PLATTS	BLACK FLAX	LOW	F/P	
PRU 'COM'	PRUNUS CAROLINIANA 'COMPA	CTA' COMPAG	CT CHERRY LAUREL	LOW	F/P	8/6
PRU OTT	PRUNUS OTTO LUYKEN	OTTO I	UYKEN ENG. LAUREL	MOD	P/F	
ROS CAL	ROSA CALIFORNICA	CVI 1E/01	RNIA WILD ROSE	MOD	F	15/3
SAL 'M.N.'	ROSA CALIFORNICA SALVIA 'MAY NIGHT' SAGE	SAGE	WIN WILD IVOOL	MOD	F	2/2
OAL WINN.	JALVIA IVIAT MIDITI JAUL	JAUL		IVIOD	1	L/ L

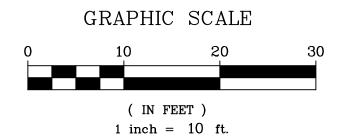
GROUNDCOVERS / ESPALIERS

ANGELWING JASMINE

ROS 'BAN' ROSA 'BANKSIAE' WHITE

PLANT CALLOUT SYMBOL KEY

PLANT QTY PLANT SYMBOL



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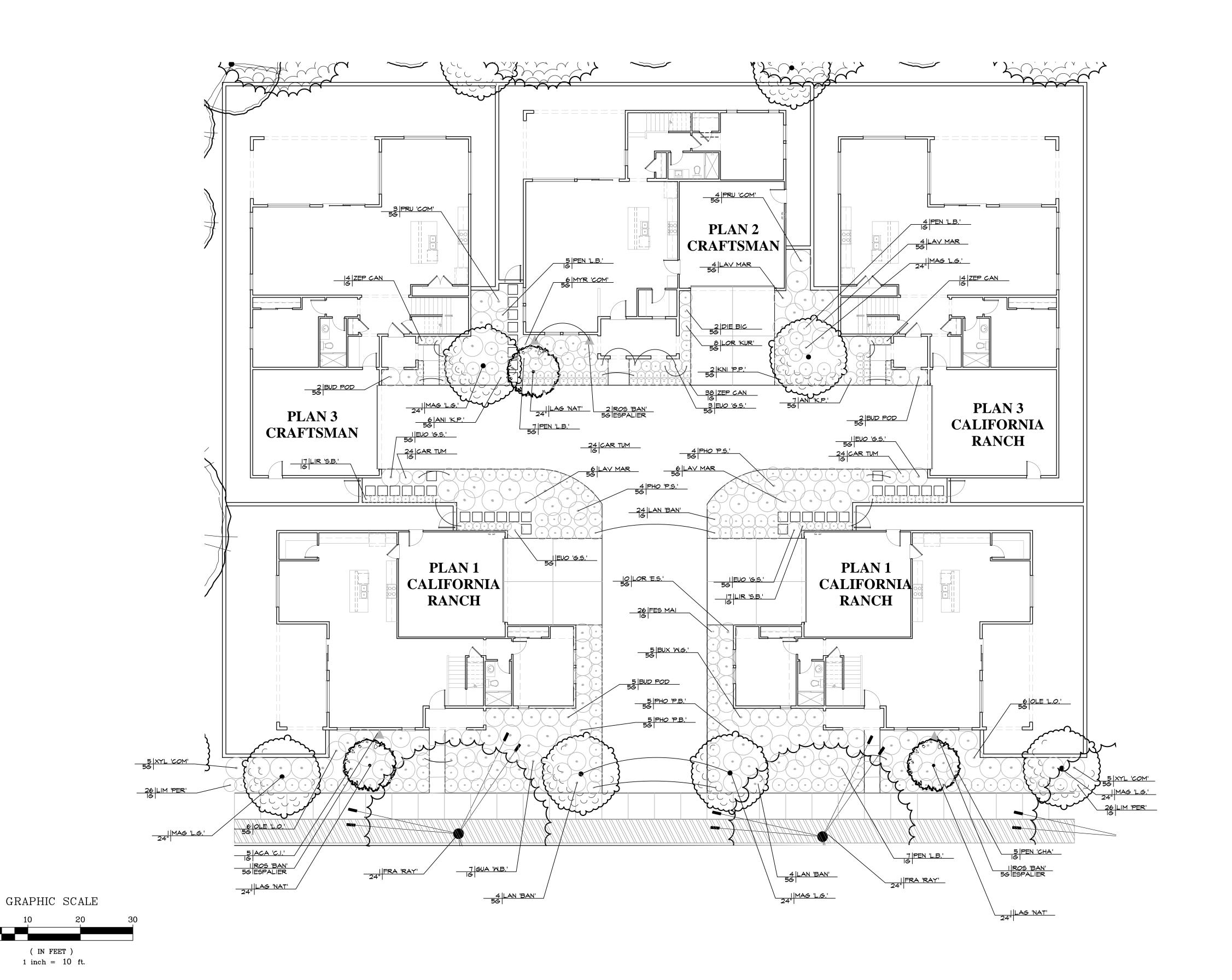
SUITE 314

LANDSCAPE ARCHITECTURE RICHLAND PLANNED COMMUNITIES, INC.

3000 LAVA RIDGE COURT **SUITE #115** ROSEVILLE, CA 95661 APRIL 28, 2022

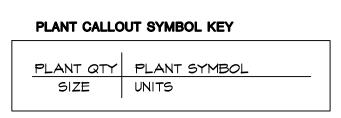
THE RANCH Antioch, CA

Preliminary Landscape Lane Court Units

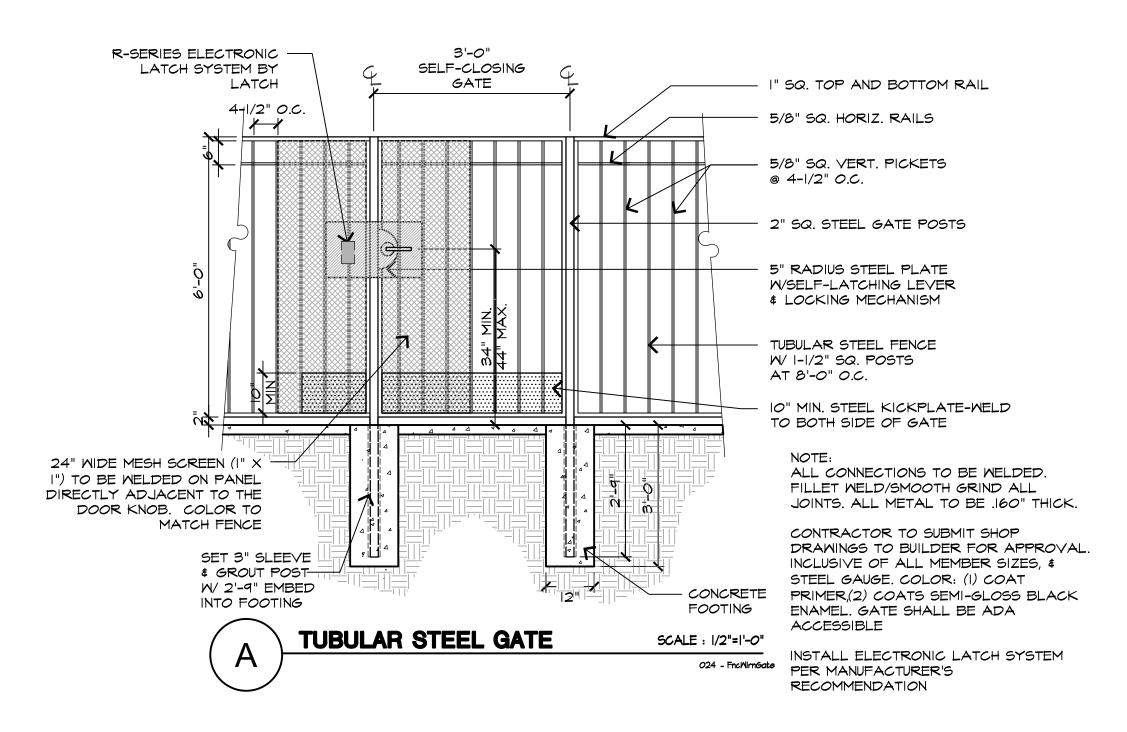


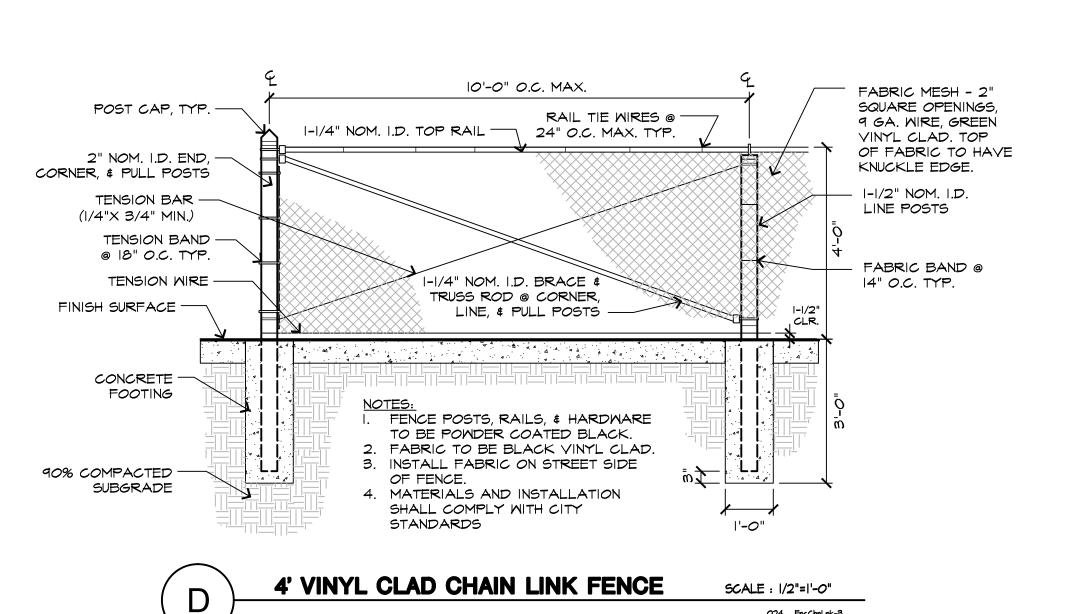


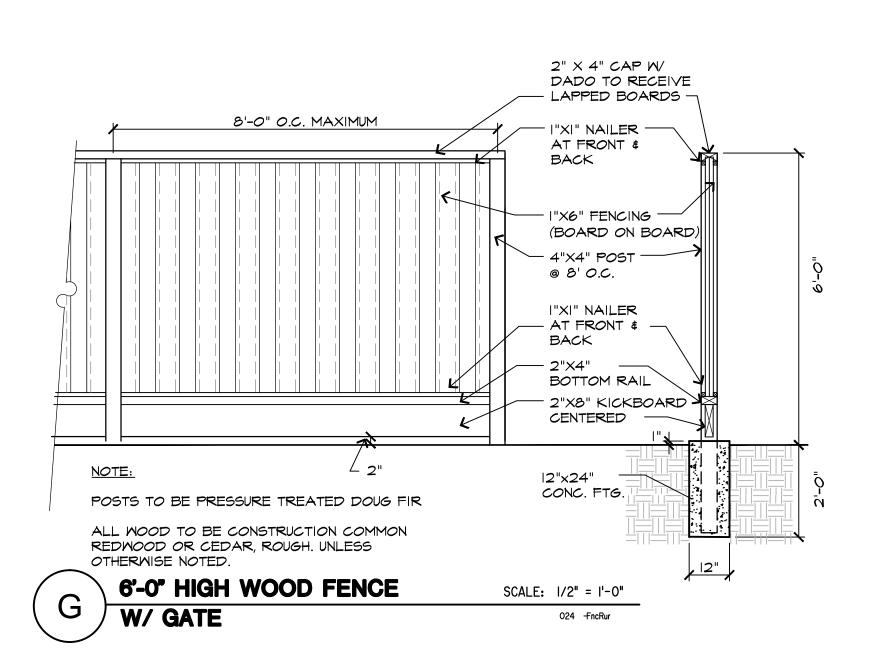
SHRUBS	ACACIA 'COUSIN IT' ACHILLEA MILLEFOLIUM ALYOGENE HUEGELII 'MON LEON' ANENOMAE'SEPTEMBER CHARM' ANIGOZANTHOS 'KANGA PINK' ASPARAGUS MEYERII BUDDLEJA PODARIS BUXUS SUFFRUTICOSIS BUXUS 'WINTER GEM' CAMELLIA 'BLUSH' CAREX ELATA 'AUREA' CHONDROPETALUM TECTORUM EUONYMUS 'MICROPHYLLUS' EUONYMUS 'MONCLIFF' FESTUCA MAIREII GAURA 'WHIRLING BUTTERFLIES' KNIPHOFIA 'MANGO POPSCICLE' LIMONIUM 'PEREZII' LIRIOPE GIGANTEA LIRIOPE M. 'SUPER BLUE' LANTANA 'BANDITO' LANTANA 'TEENIE GENIE' LAVATERA MARITIMA LOROPETALUM 'EMERALD SNOW' LOROPETALUM 'KURENEI' LOROPETALUM 'SIZZLING PINK' MYRTUS 'COMPACTA' NEPETA PSIKE 'LITTLE TRUDY' OLEA E. 'LITTLE OLLIE' PENNISETUM 'LITTLE BUNNY' PENSTEMON CHA CHA HOT PINK PENSTEMON 'MARGARITA BOP' PHORMIUM 'BIACK RAGE' PHORMIUM 'PINK STRIPE' PHORMIUM 'PINK STRIPE' PHORMIUM PLATTS BLACK PRUNUS CAROLINIANA 'COMPACTA' PRUNUS OTTO LUYKEN ROSA CALIFORNICA SALVIA 'MAY NIGHT' SAGE ZEPHYRANTHES CANDIDA						
	ACACIA 'COUSIN IT'	DWARE RIVER WATTLE	LOW	F	ス ' /ス'		
ΔCH 'D F '	ACHILLEA MILLEFOLIUM	DESERT EVE YARROW	LOW	F	18"/I8"		
ALY 'MI'	ALYOGENE HUEGELII 'MON LEON'	LEON'S PURPLE DELIGHT	LOW	F	5/4		
ANF 'S C'	ANENOMAE'SEPTEMBER CHARM'	JAPANESE ANEMONE	MOD	F	2/2		
ANL 'K P '	ANIGOZANTHOS 'KANGA PINK'	DWARE PINK KANGAROO PAW	LOW	F	2'/2'		
ASP MFY	ASPARAGUS MEYERII	FOXTAIL FERN	LOW	P/P	30"/30"		
BUD POD	BUDDI F.IA PODARIS	TUTTI FRUITTI BUTTERFI Y	LOW	F	30"/30"		
BUX SUF	BUXUS SUFFRUTICOSIS	DWARE ENGLISH BOXWOOD	MOD	F/P	2'/2'		
BUX 'W.G.'	BUXUS 'WINTER GEM'	WINTER GEM BOXWOOD	MOD	F/P	4'/4'		
CAM 'BLU'	CAMFLLIA 'BLUSH'	BLUSH CAMELLIA	MOD		.,.		
CAR 'AUR'	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	LOW	P/F	2/3		
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	F	2/2		
EUO 'MIC'	EUONYMUS 'MICROPHYLLUS'	BOXLEAF EUONYMUS	LOW	F	2'/2'		
EUO 'MON'	EUONYMUS 'MONCLIFF'	SUNNYLEAF EUONYMUS	MOD	F	2/2		
FES MAI	FESTUCA MAIREII	GREEN FESTUCA	LOW	P/F	2'/2'		
GAU 'W.B.'	GAURA 'WHIRLING BUTTERFLIES'	WHITE BUTTERFLY GAURA	LOW	P/F	24"/24"		
KNI 'M.P.'	KNIPHOFIA 'MANGO POPSCICLE'	DWARF KANGAROO PAW	LOW	F	12"/12"		
LIM 'PER'	LIMONIUM 'PEREZII'	SEA THRIFT	LOW	F	18"/2		
LIR GIG	LIRIOPE GIGANTEA	LILY TURF					
LIR 'S.B.'	LIRIOPE M. 'SUPER BLUE'	LILY TURF	LOW	P/F	18"/18"		
LAN 'BAN'	LANTANA 'BANDITO'	BANDITO LANTANA	LOW	FS	12"/12"		
LAN 'S.R.'	LANTANA 'TEENIE GENIE'	SUNRISE ROSE LANTANA	LOW	F	30"/30"		
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW	F	4/4		
LOR 'E.S.'	LOROPETALUM 'EMERALD SNOW'	WHITE FRINGEFLOWER	LOW	F/P	3'/3'		
LOR 'KUR'	LOROPETALUM 'KURENEI'	DWARF PINK FRINGEFLOWER	LOW	F/P	3'/3'		
LOR 'S.P.'	LOROPETALUM 'SIZZLING PINK'	SIZZLING PINK FRINGEFLOWER	RLOW	F/P	3'/3'		
MYR 'COM'	MYRTUS 'COMPACTA'	COMPACTDWARF MYRTLE	LOW	F/P	2'/2'		
NEP 'L.T.'	NEPETA PSIKE 'LITTLE TRUDY'	CAT MINT	LOW	F/P	12"/18"		
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	F	4/4		
PEN 'L.B.'	PENNISEIUM 'LIIILE BUNNY'	DWARF FOUNTAIN GRASS	LOW	F	2'/2'		
PEN 'C.C.'	PENSTEMON CHA CHA HOT PINK	CHA CHA PENSTEMON	LOW	F _	18"/18"		
PEN .W.B.	PENSTEMON 'MARGARITA BOP'	PENSTEMON	LOW	F	18"/18"		
PHO 'B.R.'	PHORMIUM BLACK RAGE.	BLACK FLAX	LOW	F (D	3'/3'		
PHO PIN	PHORMIUM PINK STRIPE	PINK SIRIPE FLAX	LOW	F/P	4'/4'		
PHU P.B.	PHURMIUM PLATIS BLACK	COMPACT CHERRY LAURE	LOW	F/P	4'/4'		
PRU CUM	PRUNUS CAROLINIANA COMPACTA	COMPACT CHERRY LAUREL	LOW	F/P	8/6		
PRU UII	PRUNUS UTTO LUTKEN	CALIFORNIA WILD BOCK	LOW	P/F	4/3		
RUS CAL	SALVIA 'MAY NIGHT' SAGE	CALIFURNIA WILD RUSE	LOW	F	10/0		
SAL 'M.N.'	ZEDLYDANTHES CANDIDA	SAGE	LOW	F	2/2		
ZEP CAN	ZEPHYRANTHES CANDIDA	ZEPHYR LILLY	LOW	F	1'/1'		
GROUNDCOVERS / ESPALIERS							
	JAMINIUM NITIDUM	ANGELWING JASMINE	MOD				
	I GAL @ 12" O.C.		= =				











RICHLAND PLANNED

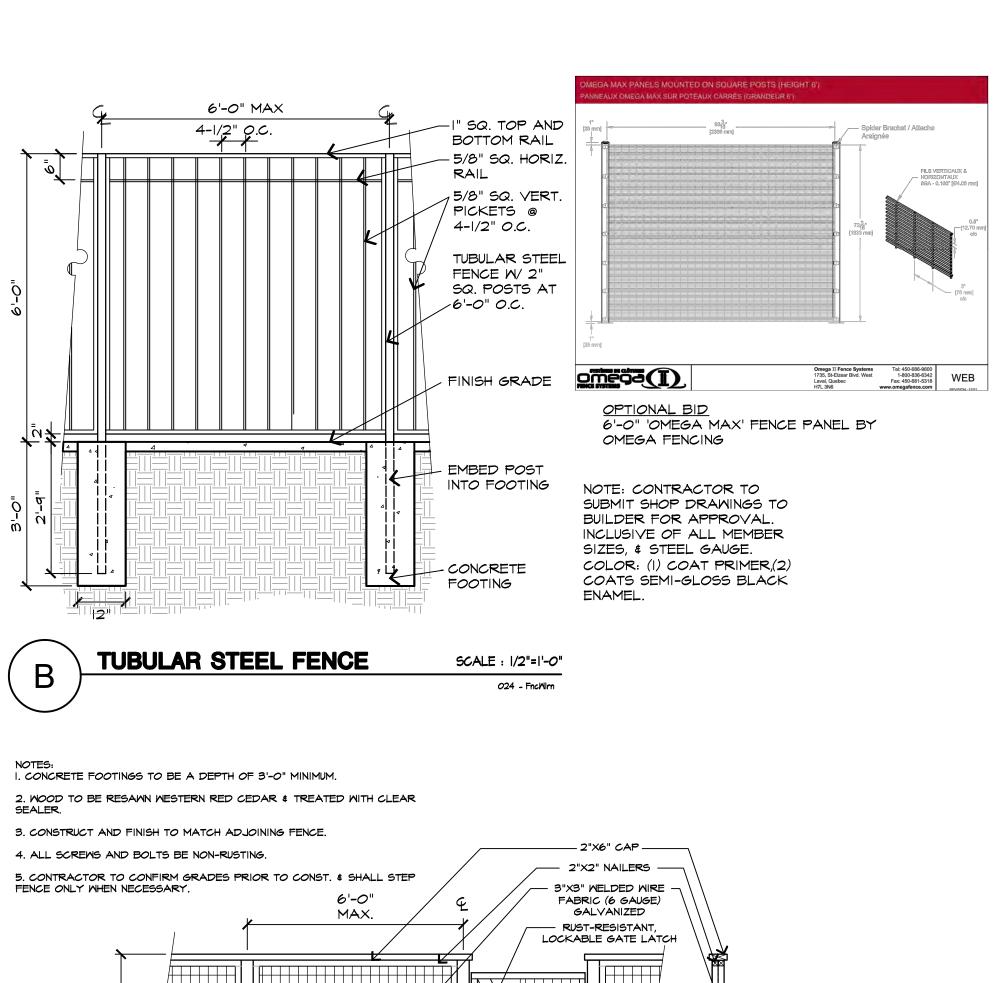
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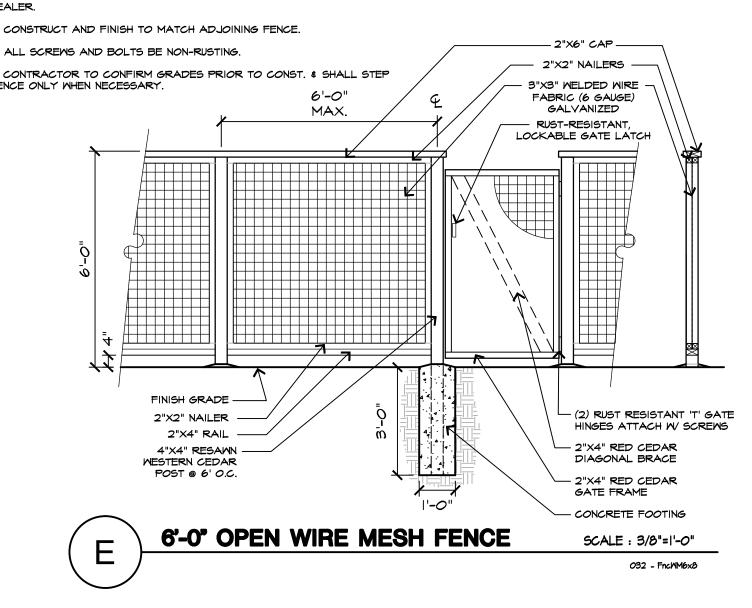
COMMUNITIES, INC.

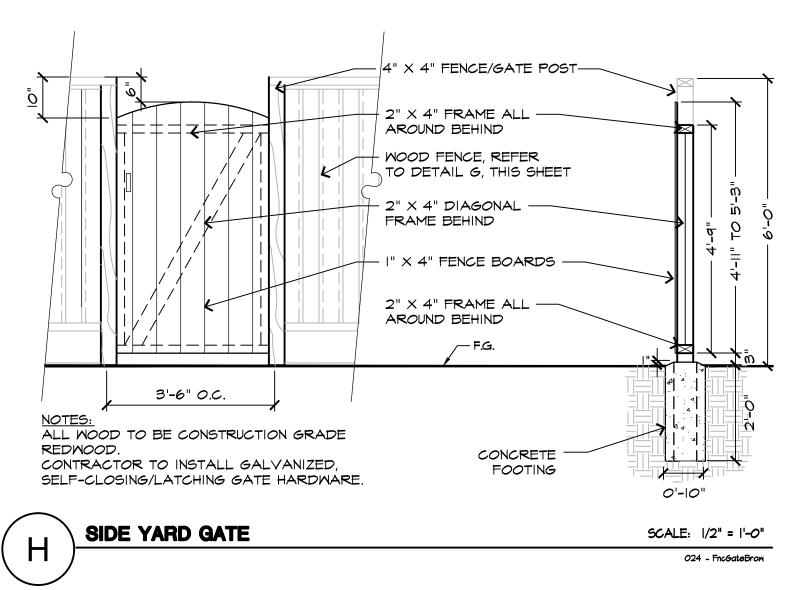
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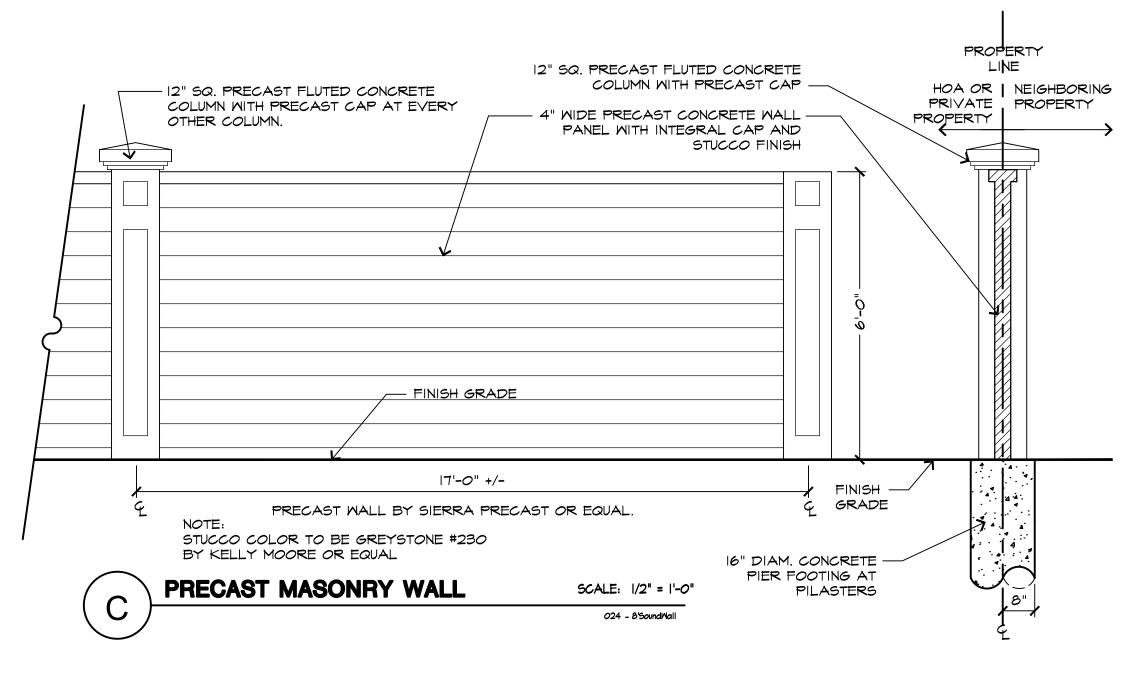
SUITE #115

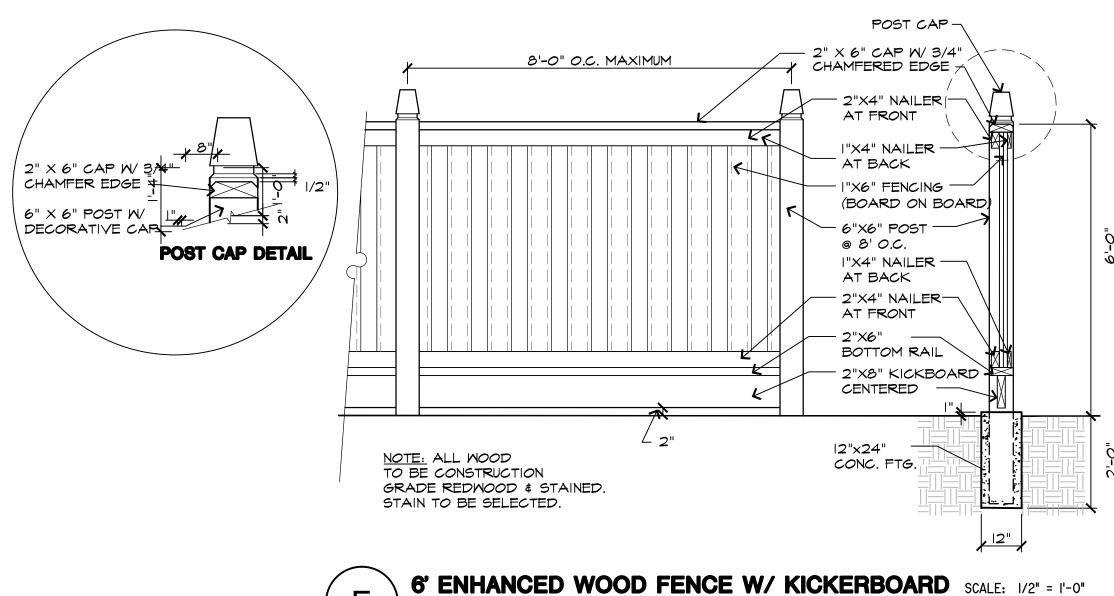
APRIL 28, 2022



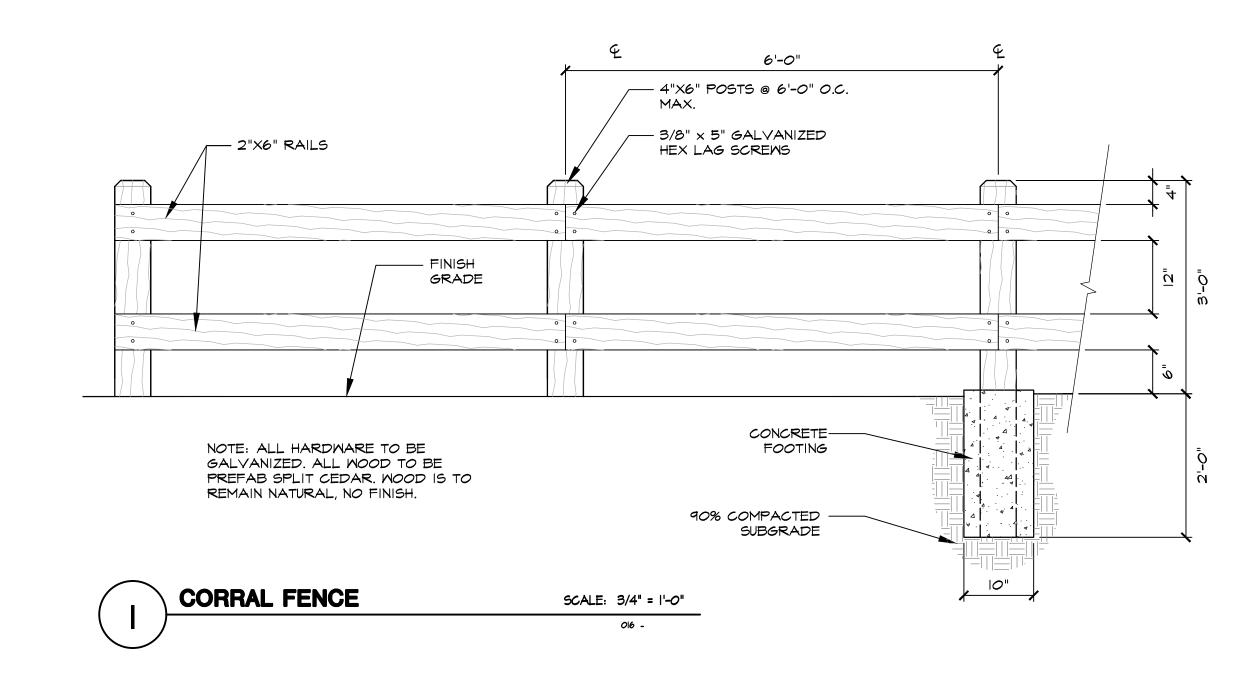


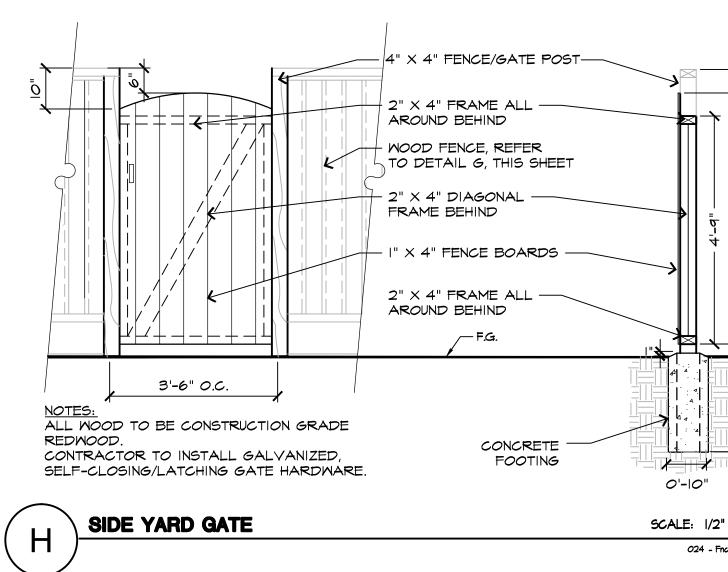




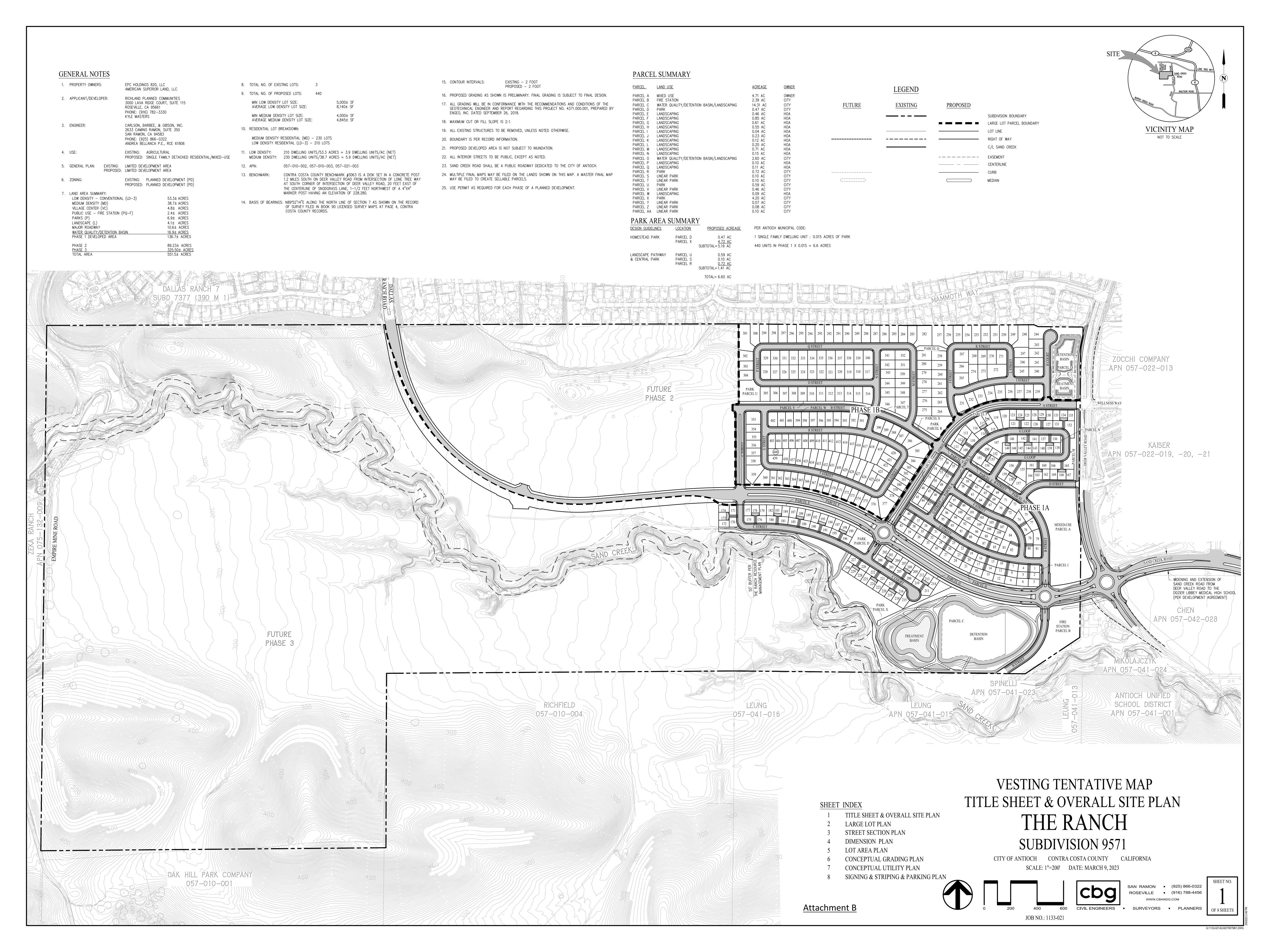


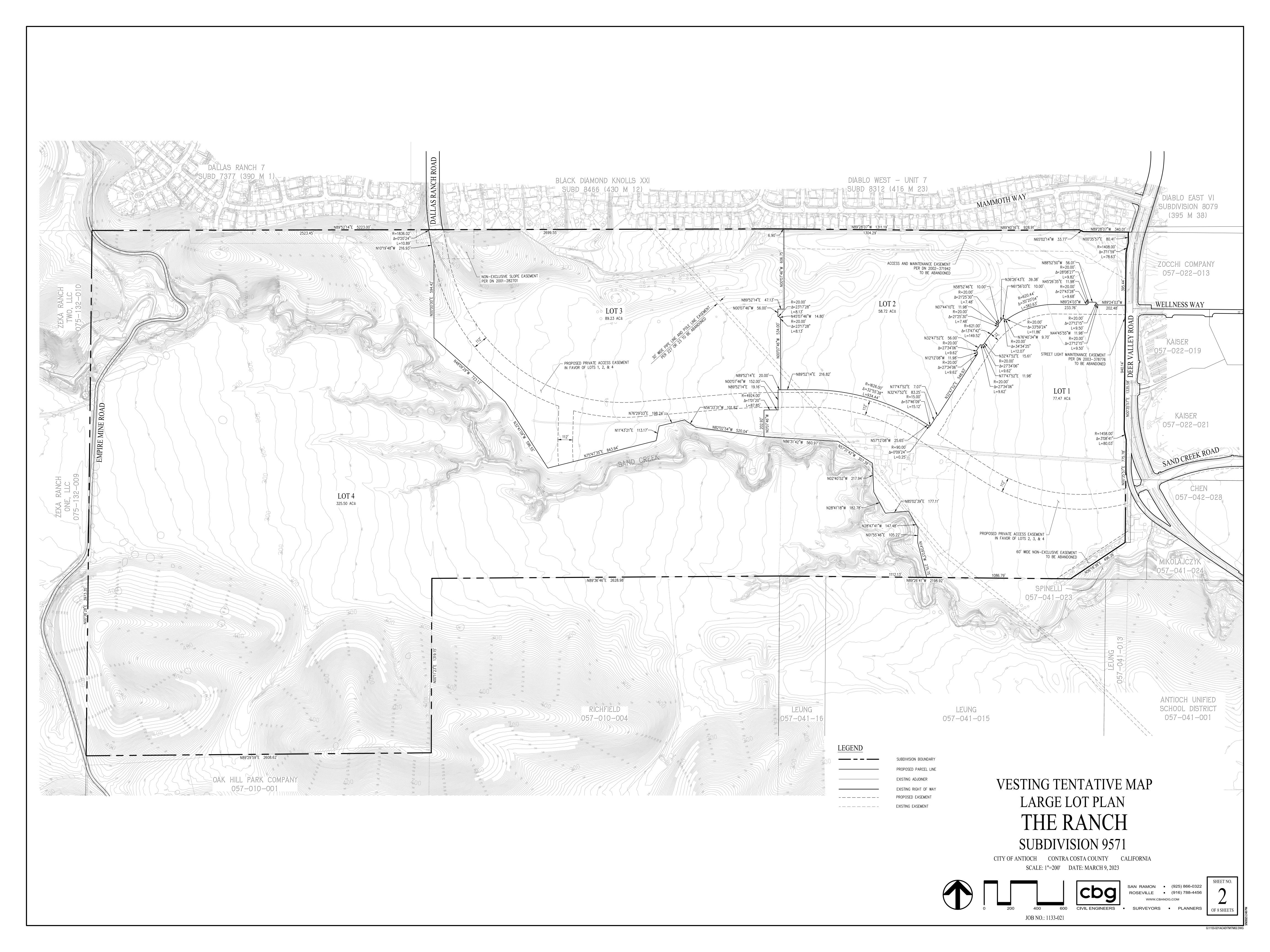
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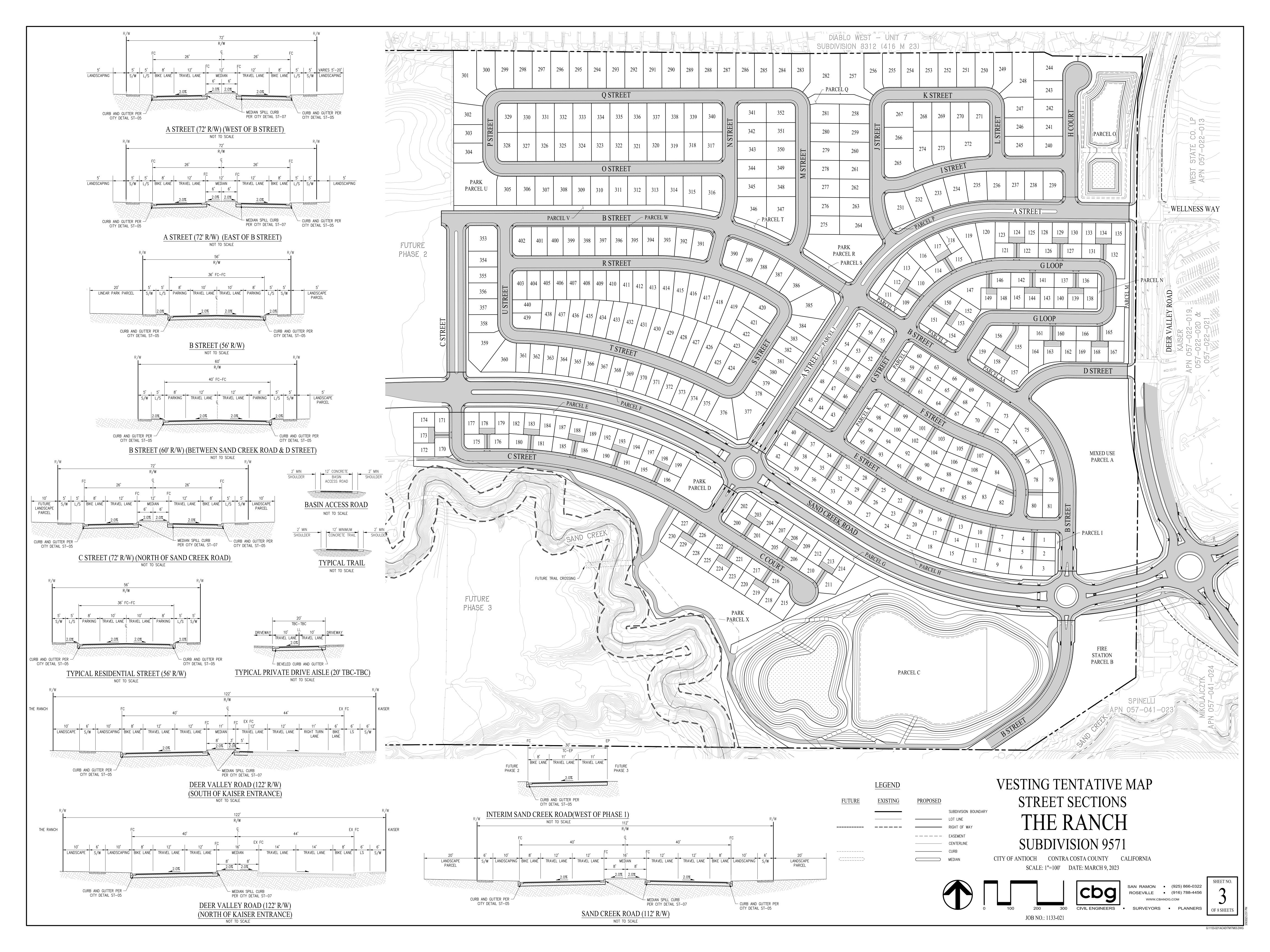


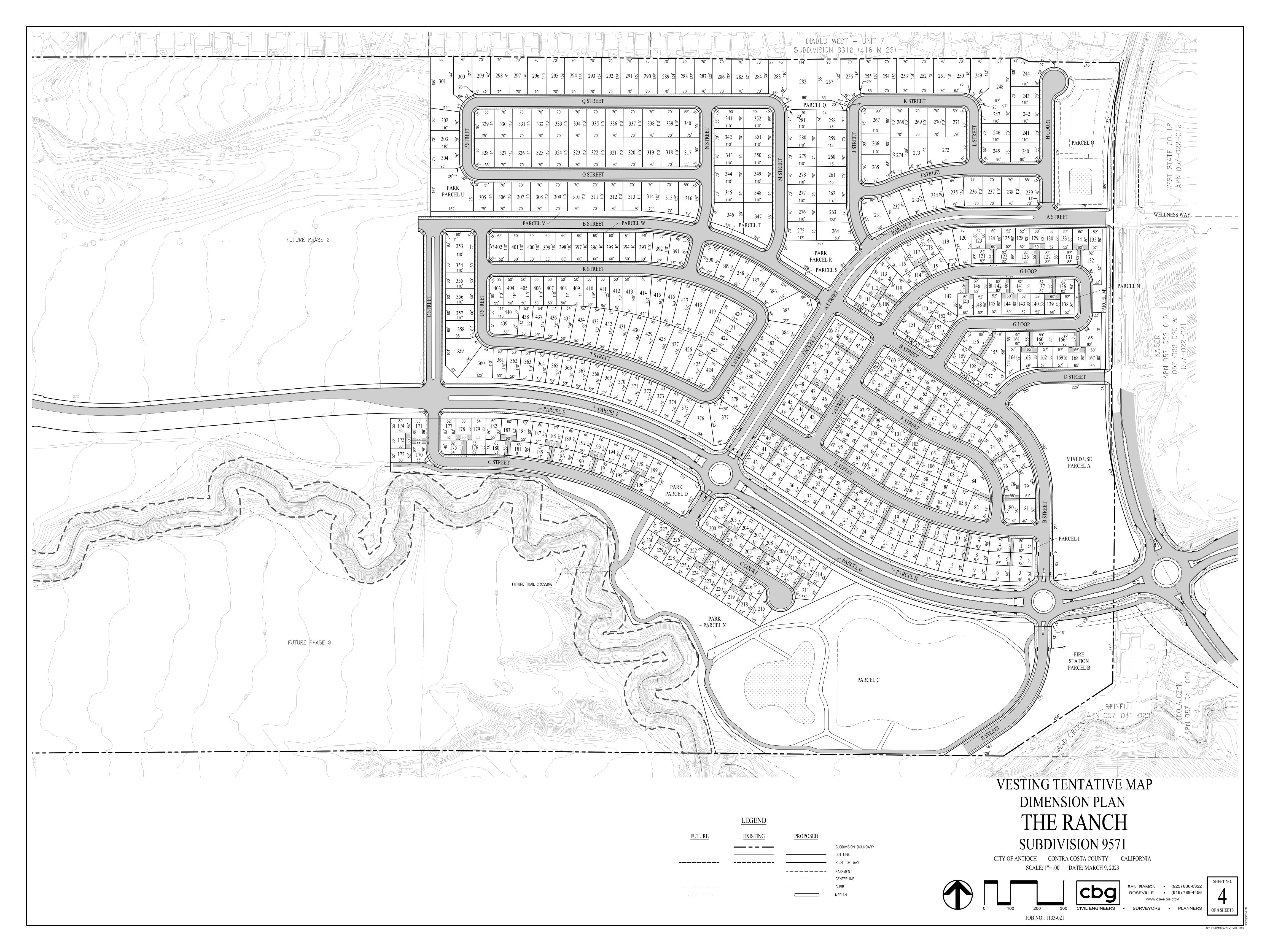


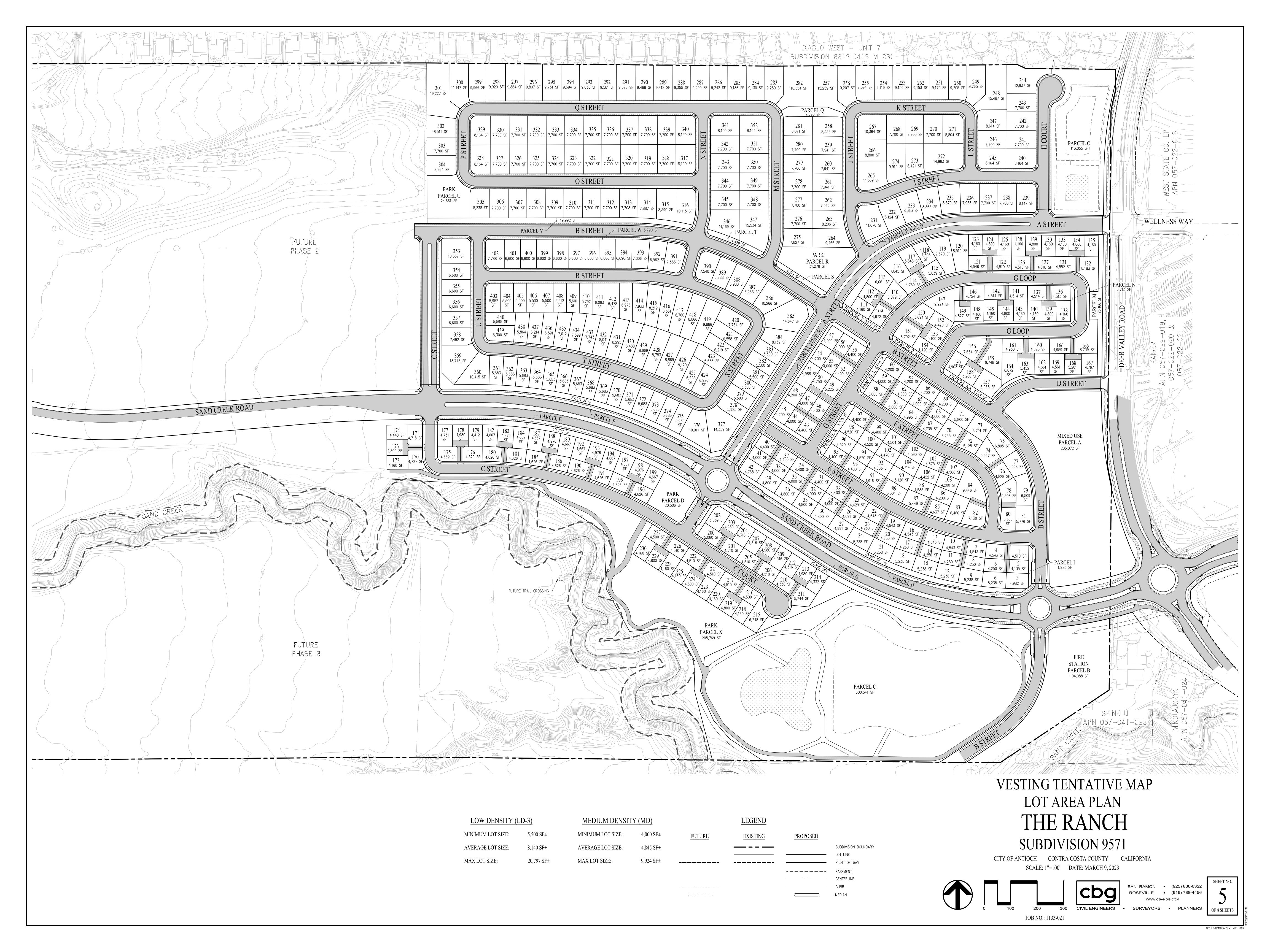
Preliminary Landscape Details Fencing

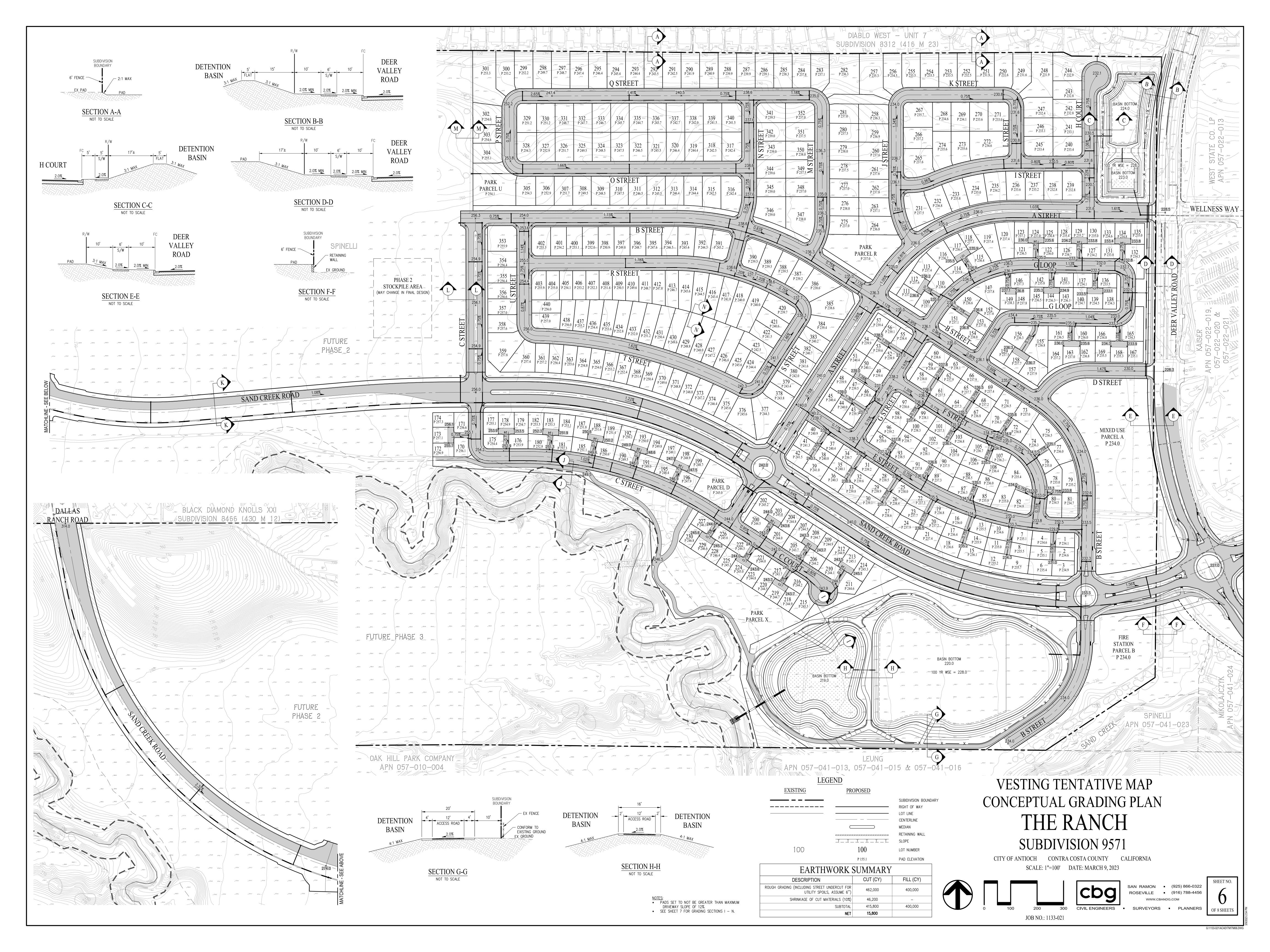


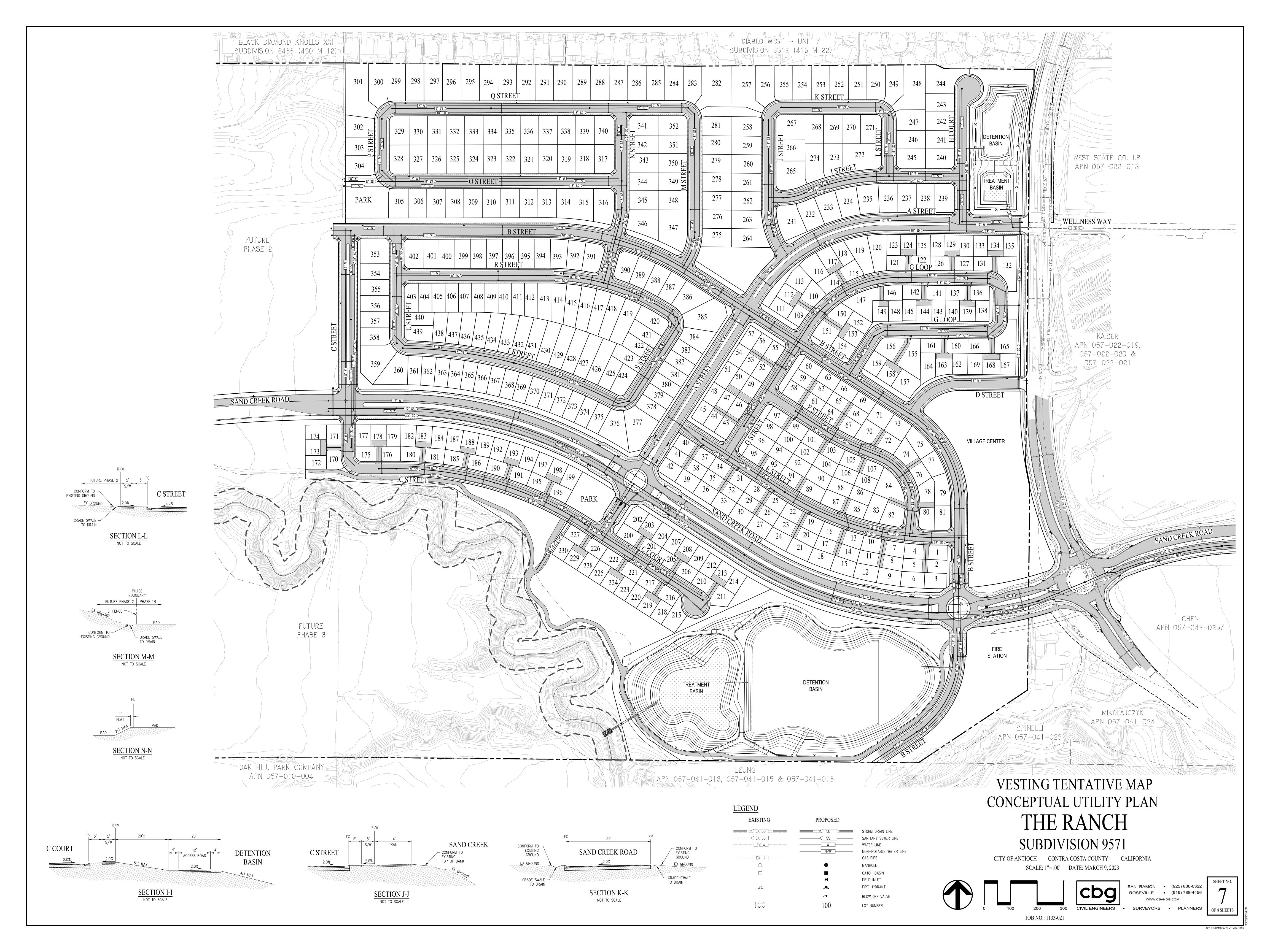


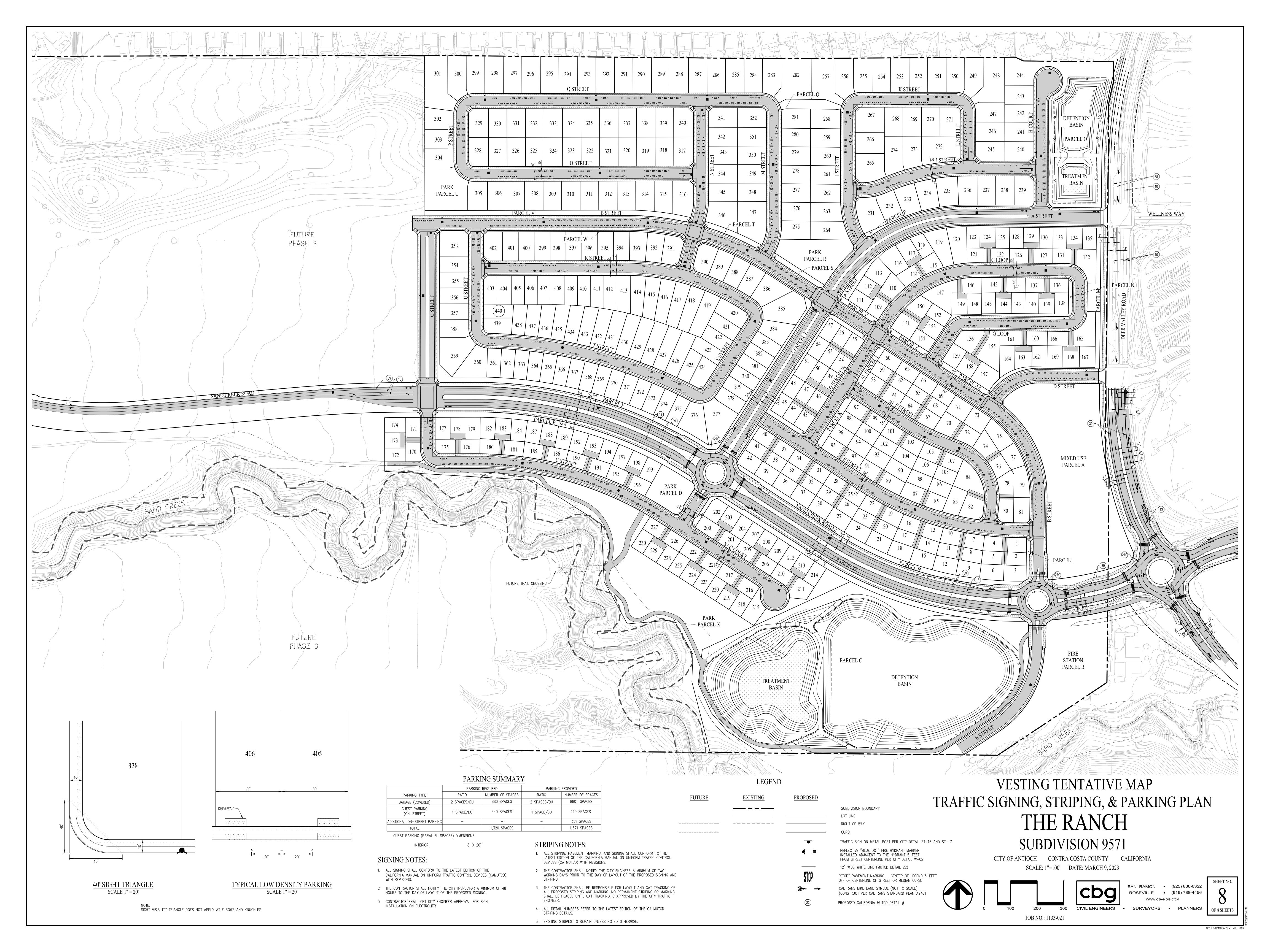














POLICY FOR ENSURING EQUITABLE ACCESS TO INCLUSIVE PLAY ENVIRONMENTS IN PARKS AND PUBLIC SPACES

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 Chaparal 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

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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.



STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE: Regular Meeting of April 17, 2025

TO: Members of the Parks and Recreation Commission

SUBMITTED BY: Shahad Wright, Acting Parks and Recreation Director

SUBJECT: Discussion of Possible Addition of water Bottle Filling Stations in

Parks

RECOMMENDED ACTION

It is recommended that the Parks and Recreation Commission discuss and provide a recommendation 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 by Commissioner Williams via email on August 27, 2024. This item is continued from the Regular Meeting of February 20, 2025.

ATTACHMENTS

None

THE RANCH

PROPOSED SITE FURNISHINGS

APRIL 17, 2025

PROPOSED DRINKING FOUNTAIN:

MODEL: #440 SM WITH OPTIONAL PET FOUNTAIN

BY MOST DEPENDABLE FOUNTAINS, INC.

COLOR: EMERALD



PROPOSED TRASH RECEPTACLE:

MODEL: #89-40 40-GALLON SIZE WITH RING COVER

BY DUMOR, INC.

COLOR: JUNIPER GREEN



PROPOSED BENCH:

MODEL: #35 SERIES 6-FT WOOD BENCH WITH METAL HANDRESTS

BY DUMOR, INC.



PROPOSED PICNIC TABLES:

MODEL: #75 SERIES 6-FT WOOD PICNIC TABLE & 8-FT #75-68 (ADA ACCESSIBLE)

BY DUMOR, INC.



OPTIONAL BENCH:

MODEL: #51 SERIES 6-FT WOOD BENCH

BY DUMOR, INC.



OPTIONAL PICNIC TABLES:

MODEL: #76 SERIES 4-FT SQ. WOOD PICNIC TABLE & #76-68 (ADA ACCESSIBLE)

BY DUMOR, INC.

