



## PARKS & RECREATION COMMISSION MEETING

### NOTE THE MEETING CHANGE

Thursday  
October 21, 2021  
7:00 p.m.

### AGENDA

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 AND THE ORDER OF THE HEALTH OFFICER OF CONTRA COSTA COUNTY CONCERNING THE NOVEL CORONAVIRUS DISEASE THIS MEETING WILL BE HELD AS A TELECONFERENCE/VIRTUAL MEETING. OBSERVERS MAY VIEW THE MEETING LIVESTREAMED VIA THE RECREATION DEPARTMENT'S WEBSITE AT:

<https://antiochca.gov/parksandrecreationmeeting>

#### Notice of Opportunity to Address the Parks and Recreation Commission

There are two ways to submit public comments to the Commission:

Prior to 7:00pm the day of the meeting written comments may be submitted electronically to the Director of Parks and Recreation at the following email address:

[bhelfenberger@antiochca.gov](mailto:bhelfenberger@antiochca.gov). Include your comments in the email communication.

All comments received before 7:00 pm the day of the meeting will be provided to the Parks and Recreation Commissioners at the meeting. **Please indicate the agenda item and title in your email subject line.**

After 7:00 the day of the meeting and during the meeting all comments may be submitted verbally by dialing (925) 779-7078. Call-in comments will be heard by Commissioners during the virtual meeting.

*Individuals may view the agenda and related writings on the City of Antioch website: [www.antiochca.gov](http://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](mailto:publicworks@ci.antioch.ca.us).*



## **PARKS & RECREATION COMMISSION MEETING**

**October 21, 2021**

### **AGENDA**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC COMMENTS**

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

**V. APPROVAL OF MINUTES**

Recommended Action:

1. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of September 16, 2021.

**VI. BUSINESS**

1. Wild Horse Multi-Family Project Determination of Dedication of Land or Payment of Park-In-Lieu Fees
2. Discussion of Possible Locations for Future Outdoor Fitness Equipment

**VII. COMMUNICATIONS (Announcements and Correspondence)**

1. Staff Communication
2. Commission Communication

**VIII. ADJOURNMENT**

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## **PARKS & RECREATION COMMISSION MEETING**

### **NOTE THE MEETING LOCATION CHANGE**

**Antioch Community Center  
4703 Lone Tree Way  
Antioch, CA 94531**

**Thursday  
September 16, 2021  
7:00 p.m.**

### **ANNOTTATED AGENDA**

#### **I. CALL TO ORDER**

*Call to Order by Chair Arce at 7:00 pm*

#### **II. PLEDGE OF ALLEGIANCE**

*Vice Chair Knight led the Pledge of Allegiance*

#### **III. ROLL CALL**

*Commissioners Present: Arce, Belche, Knight, Peckenham  
Commissioners Absent: Eubanks, Foster, King  
Staff Present: Brad Helfenberger, Parks and Recreation Director  
John Samuelson, Public Works Director  
Rosanna Bayon-Moore, Assistant City Manager*

#### **IV. PUBLIC COMMENTS**

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

*There were no public comments.*

#### **V. APPROVAL OF MINUTES**

Recommended Action:

1. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of August 19, 2021.

*Motion to Approve Minutes for Meeting of August 19, 2021*

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

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## VI. BUSINESS

1. Recommendation to City Council for the name for Parcel G Park (APN: 053-060-035) of the Park Ridge Subdivision 8846

*Director Samuelson introduced the topic as well as the developer who presented the suggested color schemes as well as several alternatives. The Commission expressed a desire to select a color scheme that was closer in alignment with the adopted policy on playground accessibility.*

*Motion to select the "Mother Earth" color scheme for the playground structure.*

*Motion: Belche, Second: Arce*

*4 Yes /0 No*

*3 Absent*

*Motion to keep the suggested color scheme for the shade structure as proposed by the developer.*

*Motion: Arce, Second: Peckenham*

*4 Yes /0 No*

*3 Absent*

2. Wild Horse Multi-Family Project Determination of Dedication of Land or Payment of Park-In-Lieu Fees

*The developer requested that this item be continued.*

*Motion to continue this item*

*Motion: Knight, Second: Arce*

*4 Yes /0 No*

*3 Absent*

## VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff Communication

*Director Helfenberger shared COVID-19 testing and vaccine resources, information on a Senior Resource Fair on September 17<sup>th</sup>, and information on the Coastal Cleanup to be held on September 18<sup>th</sup>, a going away party for Police Chief Tamanay Brooks on September 17<sup>th</sup>, and the Bicycle Garden Community Workshops to be held on October 4<sup>th</sup>, 14<sup>th</sup>, and 23<sup>rd</sup>.*

2. Commission Communication

*Commissioner Knight shared she would attend the Chief's sendoff and the Coastal Cleanup.*

*Commissioner Belche inquired when in-person meeting would resume. Staff responded that it would likely be a few more months. Commissioner Belche also requested a discussion item to consider possible locations for outdoor fitness*

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equipment.  
*Director Helfenberger then shared an update on new COVID-19 protocols that go into effect on September 23<sup>rd</sup>.*  
*Director Samuelson shared that pickleball striping had been installed at Mira Vista Hills Park.*

## **VIII. ADJOURNMENT**

*Motion: Arce, Second: Knight*

*4 Yes /0 No*

*3 Absent*

*Meeting Adjourned at 7:36 pm*

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**STAFF REPORT TO THE PARKS AND RECREATION COMMISSION**

**DATE:** Regular Meeting of October 21, 2021

**TO:** Parks and Recreation Commission

**SUBMITTED BY:** Vicky Lau, Assistant Engineer

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

**SUBJECT:** Wild Horse Multi-Family Project Determination of Dedication of Land or Payment of Park-In-Lieu Fees

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**RECOMMENDED ACTION**

It is recommended that the Parks and Recreation Commission forward to the Planning Commission a determination that the Wild Horse Multi-Family project is subject to a payment of \$119,700 of park land dedication park-in-lieu fees.

**BACKGROUND**

The applicant proposes a new residential subdivision known as Wild Horse Multi-Family project, consisting of 126-units of multi-family townhomes on a 11.72-acre parcel (APN: 041-022-003) located north of Wild Horse Road and westerly adjacent to State Route Highway 4 bypass.

The Subdivision Ordinance (Section 9-4.1002) requires the dedication of land for the development of parks or the payment of park-in-lieu fees or both for all new subdivisions creating five or more lots or used for residential purposes. The Code requires that the Parks and Recreation Commission forward a determination of the needed land dedication or fees to the Planning Commission for consideration with the proposed subdivision map.

The Code includes a formula for determining the required land dedication and the corresponding park-in-lieu fees. The City of Antioch strives to provide 5.0 acres of land for each 1,000 persons. The number of persons per dwelling unit is determined by the code and is shown in the following table along with corresponding land dedication and park-in-lieu fee requirements.

Unit Category	Average Persons/Unit	Land Dedication/Unit	In-Lieu Fees/Unit
Single-Family, Detached	3.0	0.015 acres	\$1,500
Single-Family, Attached	2.2	0.011 acres	\$1,100
Duplexes	1.9	0.0095 acres	\$950
Multi-Family	1.9	0.0095 acres	\$950
Mobile Homes	1.9	0.0095 acres	\$950
Senior Housing	1.5	0.0075 acres	\$750

This project would require a dedication of 1.197 acres (52141 square feet) of land. However, Section 9-4.1005(B) states that subdivisions creating 50 dwelling units or more must dedicate land at the option of the City or pay the park-in-lieu fees. The project dedication and payment requirements are described in the following table:

	<b>Persons</b>	<b>Land Dedication</b>	<b>In-lieu Fees</b>
Per Unit	1.9 persons	0.0095 acres	\$ 1,500
Project Total	<b>239.4 persons</b>	<b>1.197 acres</b>	<b>\$119,700</b>

In general when determining whether land should be dedicated, the Parks and Recreation Commission is directed to consider the General Plan; any applicable adopted Specific Plan; the topography, geography, access, and location of land in the subdivision available for dedication; the size and shape of the subdivision and the land available for dedication; the feasibility of dedication; the compatibility of dedication with the General Plan and/or Specific Plan; and the availability of previously acquired park property.

Based on the "Su Property" Vesting Tentative Map dated October 26, 2020, there is only approximately 0.22 acre (9,480 square feet) dedicated as a park, which falls short of the 1.197 acres required. The 0.22-acre park shall be privately-maintained and managed by the Home Owners Association (HOA) formed by this subdivision. Per Section 9-4.10.10(D)(6), this private park does not qualify for any fee credits as it is less than the required minimum of 2 contiguous acres. Therefore, Wild Horse Multi-Family project shall be required to pay for the full amount of required park-in-lieu fees.

### **SUMMARY**

Staff recommends that the Parks and Recreation Commission forward to the Planning Commission a determination that the project is subject to a payment of \$119,700 of park-in-lieu fees attached to project conditions of approval.

### **ATTACHMENTS**

- A. Resolution 2021/\*\*
- B. Vicinity Map
- C. Preliminary Park Plan

## **ATTACHMENT “A”**

### **RESOLUTION NO. 2021/\*\***

#### **RESOLUTION OF THE CITY PARKS AND RECREATION COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING ACCEPTANCE OF PARK-IN-LIEU FEES TO MEET THE PARK LAND OBLIGATION OF WILD HORSE MULTI-FAMILY PROJECT**

**WHEREAS**, the City of Antioch has received an application for the Wild Horse Multi-Family project, a subdivision that includes 126-units of multi-family townhomes;

**WHEREAS**, the Subdivision Ordinance states that subdivisions creating 50 dwelling units or more must dedicate land for the purposes of park development or pay the park-in-lieu fees or both at the option of the City;

**WHEREAS**, the total calculated park land dedication obligation for the Project is 1.197 acres as established by the City of Antioch Municipal Code and the current proposed 0.22-acre park area falls under;

**WHEREAS**, the proposed development cannot provide for enough land to meet the minimum park land dedication obligation;

**WHEREAS**, the park-in-lieu fees for the Wild Horse Multi-Family project has been calculated at \$119,700 based on the requirements of the City of Antioch Municipal Code; and

**WHEREAS**, the 0.22-acre park area, being under two contiguous acres, does not meet the minimum requirements of the City of Antioch Municipal Code for the qualification of fee credits.

**NOW, THEREFORE, BE IT RESOLVED**, that the Park and Recreation Commission does recommend that the Wild Horse Multi-Family project meet its park land dedication requirements through the payment of park-in-lieu fees; and

**BE IT FURTHER RESOLVED** that the Park and Recreation Commission does recommend that park-in-lieu fees in the amount of \$119,700 be paid to the City of Antioch to meet the Project's park land dedication obligation.

**RESOLUTION NO. 2021/XX**

October 21, 2021

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\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Parks and Recreation Commission of the City of Antioch at a regular meeting thereof held on the 21<sup>st</sup> day of October 2021 by the following vote:

**AYES:**

**NOES:**

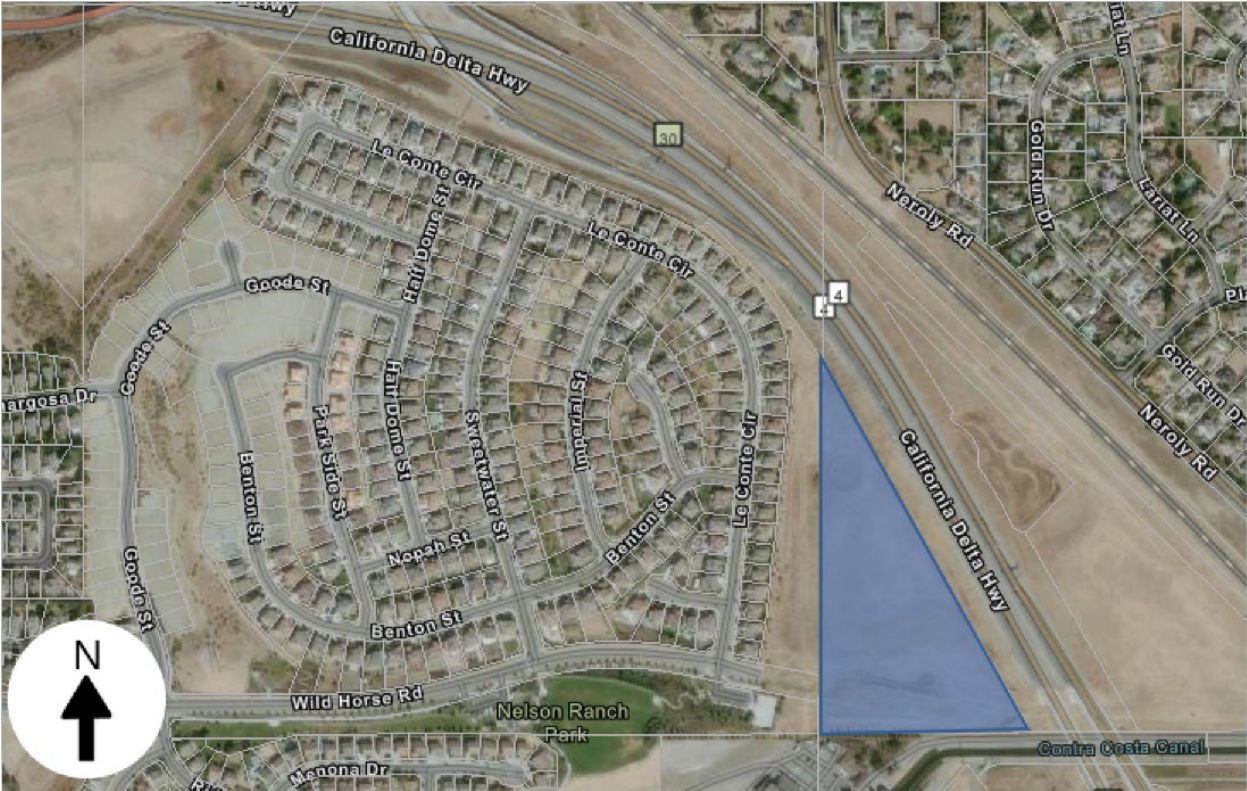
**ABSTAINS:**

**ABSENT:**

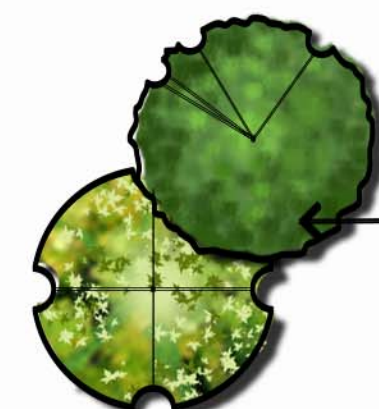
\_\_\_\_\_  
**BRAD HELFENBERGER**  
**CLERK TO THE PARKS AND RECREATION COMMISSION**

ATTACHMENT 'B'

VICINITY MAP







## Planting Legend

**LARGE TREE (Selection Optional)**  
Magnolia s. 'St. Mary'  
Ulmus parvifolia  
Olea europaea 'Swan Hill'  
Pistacia chinensis

**24" Box**  
ST MARY MAGNOLIA  
CHINESE ELM  
OLIVE  
CHINESE PISTCHE

**WATER USE**  
Moderate  
Low  
Low  
Low



**HILLSIDE GROUND COVER (Selection Optional):**  
Arctostaphylos a. 'Wayside'  
Baccharis p. 'Twin Peaks'  
Cotoneaster d. 'Lowfast'  
Salvia 'Bees Bliss'

**1-Gal**  
WAYSIDE MANZANITA  
DWARF COYOTE BUSH  
BEARBERRY COTONEASTER  
BEE'S BLISS SAGE

**WATER USE**  
Low  
Low  
Low  
Low



**BIOSWALE PLANTS (Selection Optional):**  
Calycanthus occidentalis  
Carex divulca  
Ceanothus 'Anchor Bay'  
Juncea patens  
Muhlenbergia rigens  
Ribes sanguineum  
Vaccinium ovatum

**1-Gal**  
WESTERN SPICEBUSH  
BERKELEY SEDGE  
ANCHOR BAY CEANOTHUS  
CALIFORNIA GRAY SEDGE  
DEER GRASS  
RED-FLOWERING CURRANT  
CALIFORNIA HUCKLEBERRY

**WATER USE**  
Low  
Low  
Low  
Moderate  
Low  
Low  
Moderate

### Notes

- All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional MWEL standards.
- All plant materials have been selected from the following:
  - WULCOS Project "Water-Use Classification of Landscape Species" California Department of Water Resources

**SMALL TREE (Selection Optional)**  
Arbutus 'Marina'  
Cercis canadensis  
Prunus caroliniana  
Lagerstroemia x.f.

**24" Box**  
N.C.N.  
EASTERN REDBUD  
CAROLINA CHERRY LAUREL  
GRAPE MYRTLE

**WATER USE**  
Low  
Low  
Low  
Low



**SHRUB AND GROUND COVER AREAS (Selection Optional)**

**LARGE SHRUB (Selection Optional):**  
Ceanothus concha  
Lavatera assurgentiflora  
Juniperus s. 'Skyrocket'

**15-Gal & 5-Gal**  
CALIFORNIA WILD LILAC  
TREE MALLOW  
SKYROCKET JUNIPER

**WATER USE**  
Low  
Low  
Low

**MEDIUM SHRUB (Selection Optional):**  
Berberis spp.  
Buxus spp.  
Callistemon 'Little John'  
Coleonema spp.  
Correa spp.  
Dielsa vegeta  
Lavandula spp.  
Nandina spp.  
Phormium spp.  
Pittosporum spp.  
Raphiolepis u. 'Minor'  
Rosa californica  
Teucrium fruticans

**5-Gal**  
BARBERRY  
BOXWOOD  
NCN  
BREATH OF HEAVEN  
AUSTRALIAN FUCHSIA  
FORTNIGHT LILY  
LAVENDER  
HEAVENLY BAMBOO  
NEW ZEALAND FLAX  
PITTOSPORUM  
YEDDO HAWTHORN  
CALIFORNIA WILD ROSE  
BUSH GERMANDER

**WATER USE**  
Moderate  
Moderate  
Low  
Low  
Low  
Low  
Low  
Low  
Moderate  
Low  
Low  
Low

**GRASSES/SUB SHRUB (Selection Optional):**  
Heliotrichon sempervirens  
Lavandula a. 'Munstead'  
Muhlenbergia capillaris 'Irvine'  
Teucrium chamaedrys

**1-Gal**  
BLUE OAT GRASS  
MUNSTEAD LAVENDER  
PINK MUHLY GRASS  
GERMANDER

**WATER USE**  
Low  
Low  
Low  
Low

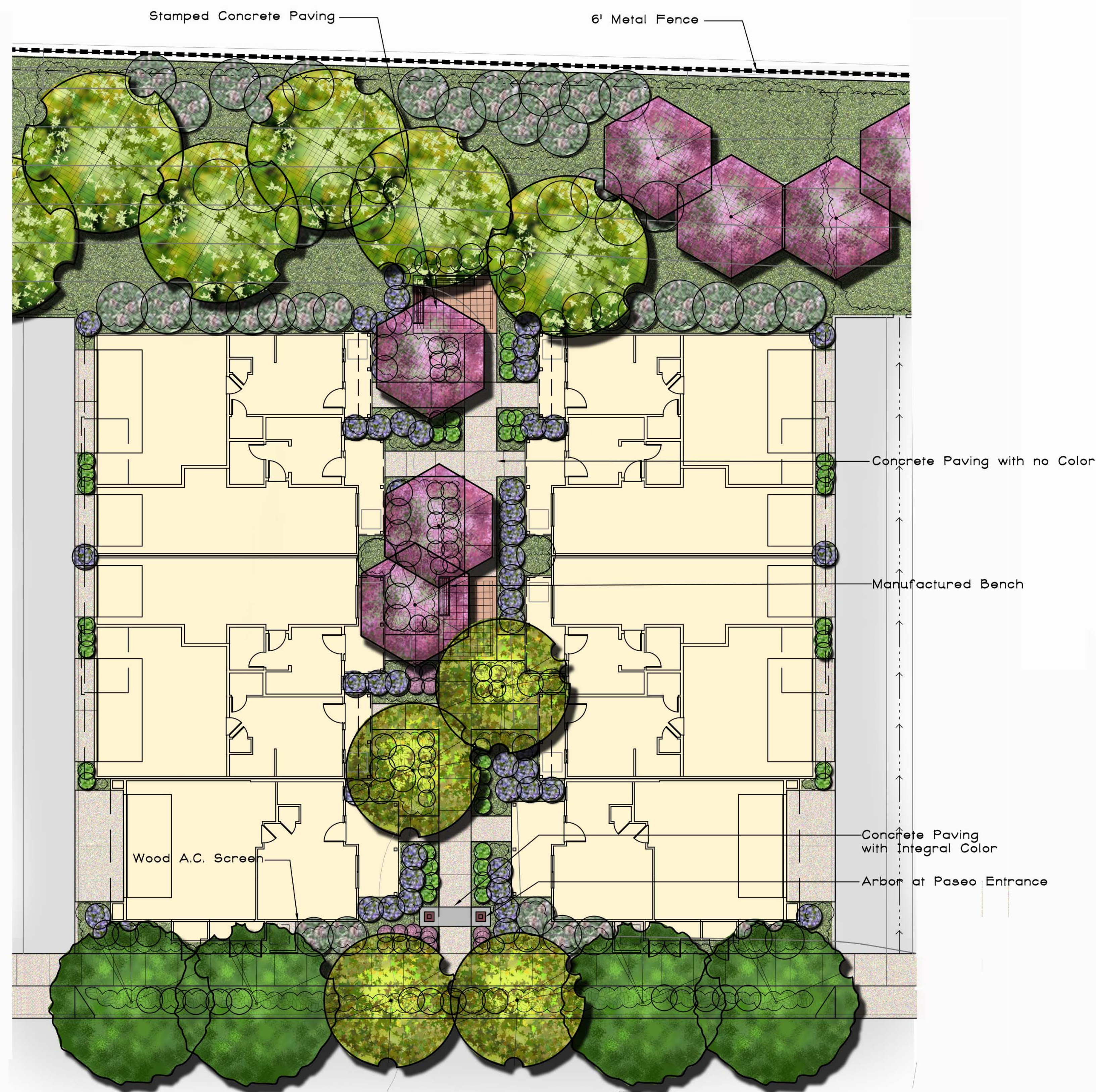
**PASO & PARK GROUND COVERS (Selection Optional):**  
Erigeron karvinskianus  
Scaevola 'Mauve Clusters'  
Phyla n.l. 'Kurapia'

**1-Gal**  
MEXICAN DAISY  
FAN FLOWER  
KURAPIA SOD

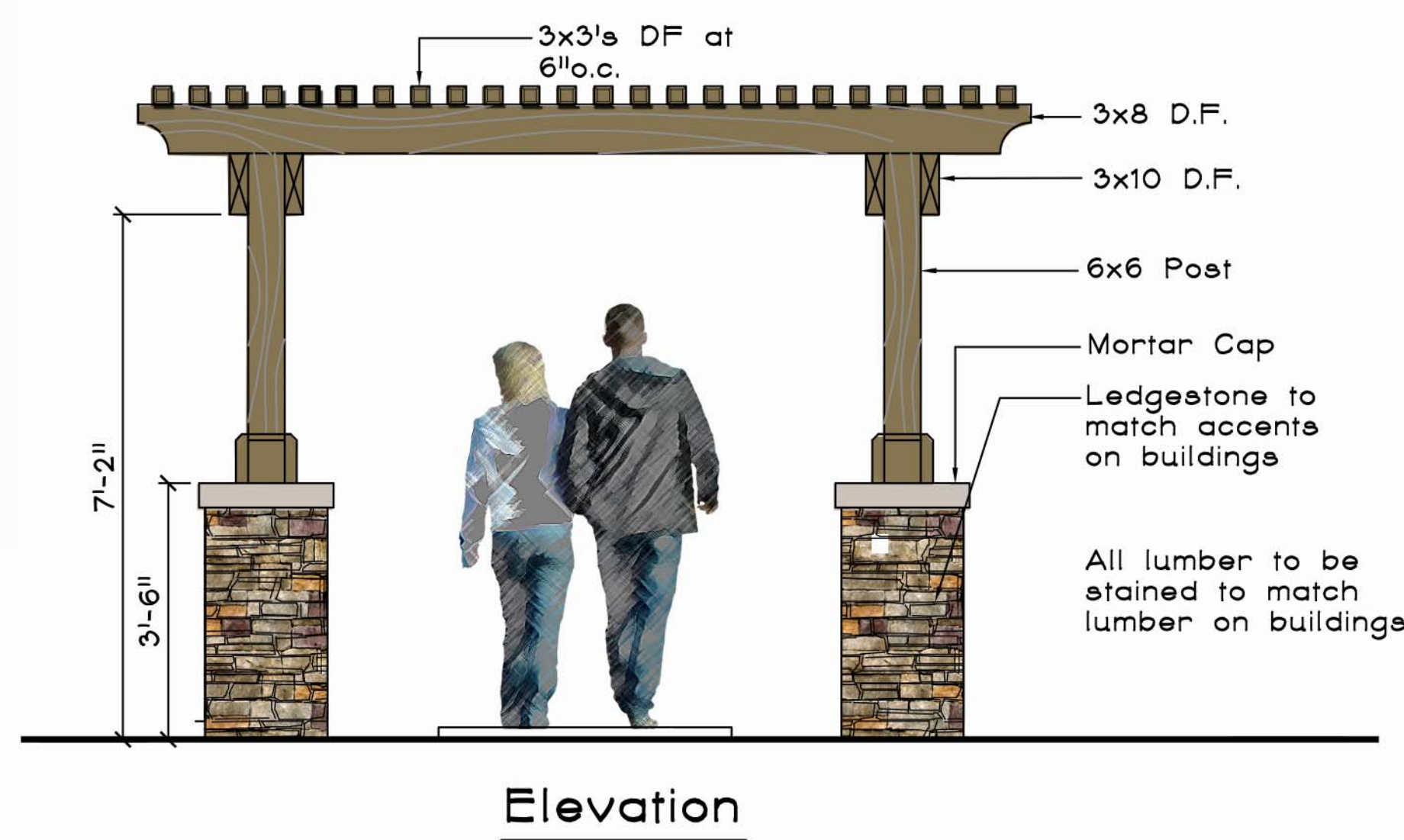
**WATER USE**  
Low  
Low  
Low





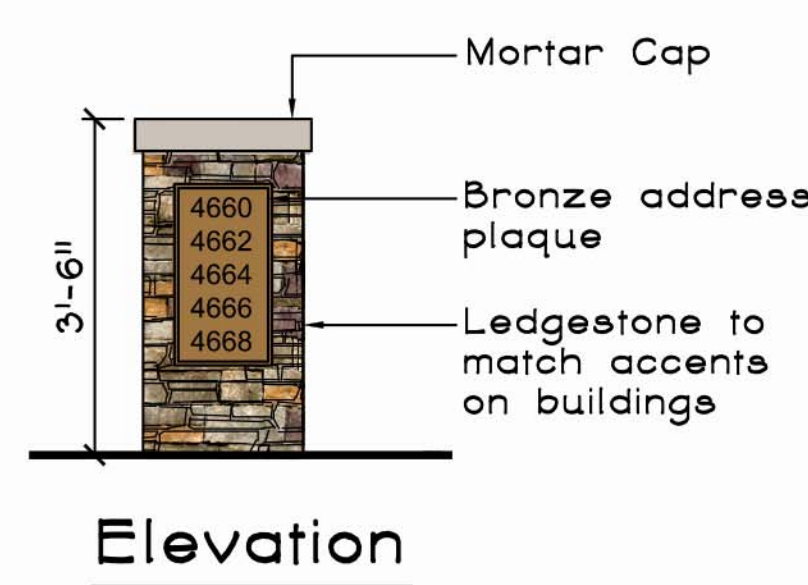


□ □ □ **Paseo Enlargement**  
Scale: 1"=10'-0"



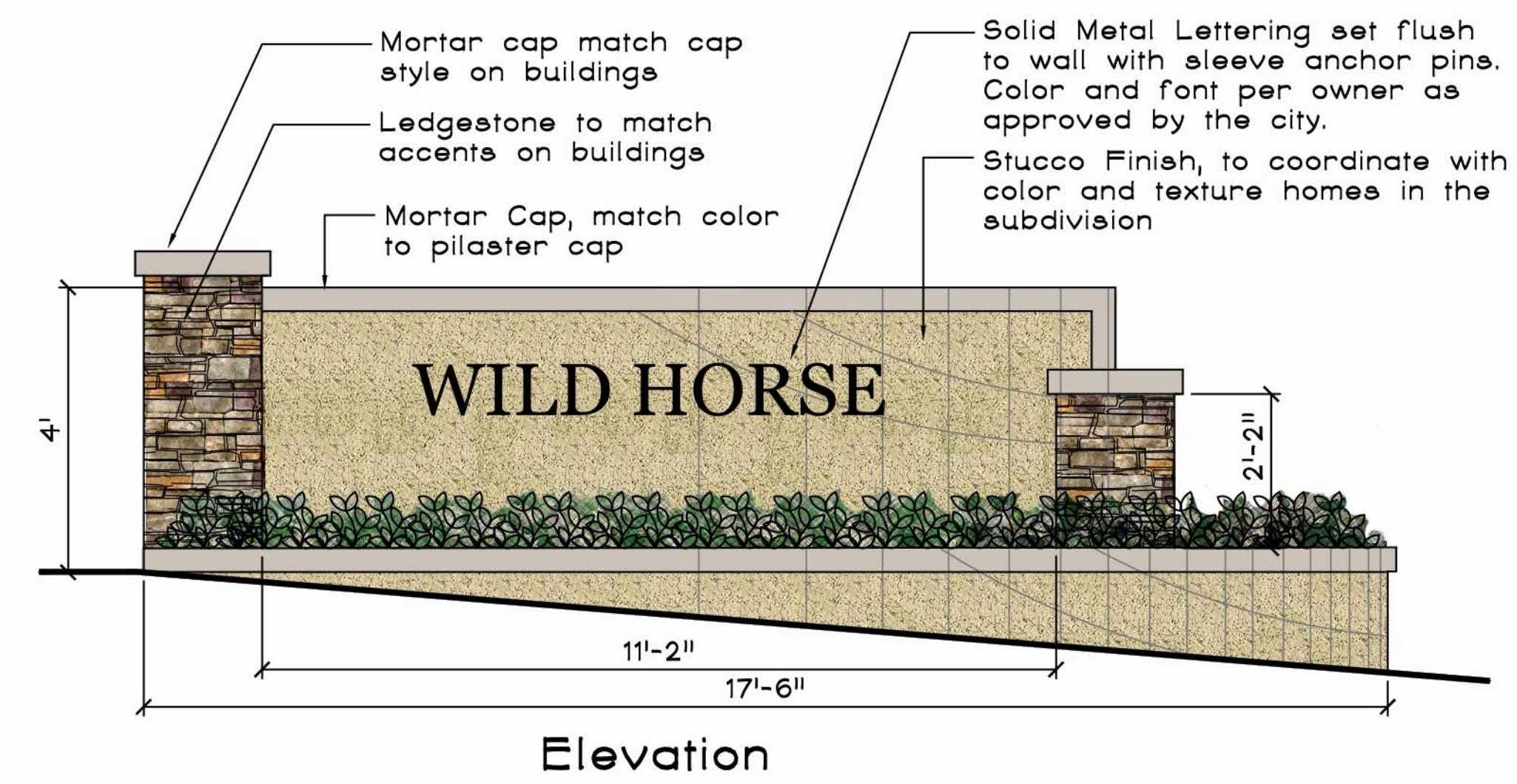
**Elevation**

□ □ □ **Paseo Entry Arbor**  
Scale: 1/2"=1'-0"



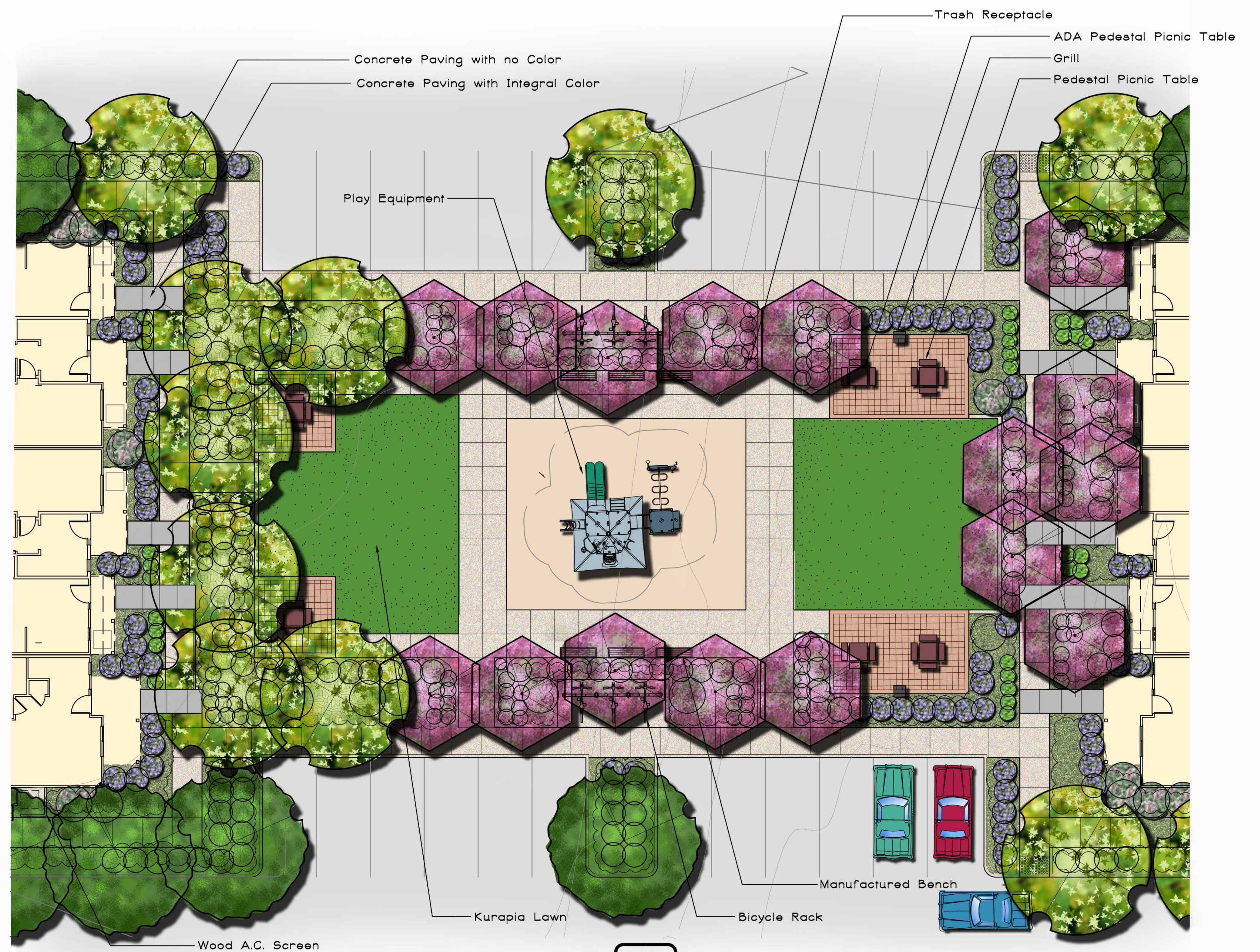
**Elevation**

□ □ □ **Address Monument**  
Scale: 1/2"=1'-0"



**Elevation**

□ □ □ **Entry Monument**  
Scale: 1/2"=1'-0"



□ □ □ **2-5 Year Old Play Area Enlargement**  
Scale: 1"=10'-0"





Play Structure



Bench



Bike Rack



BBQ



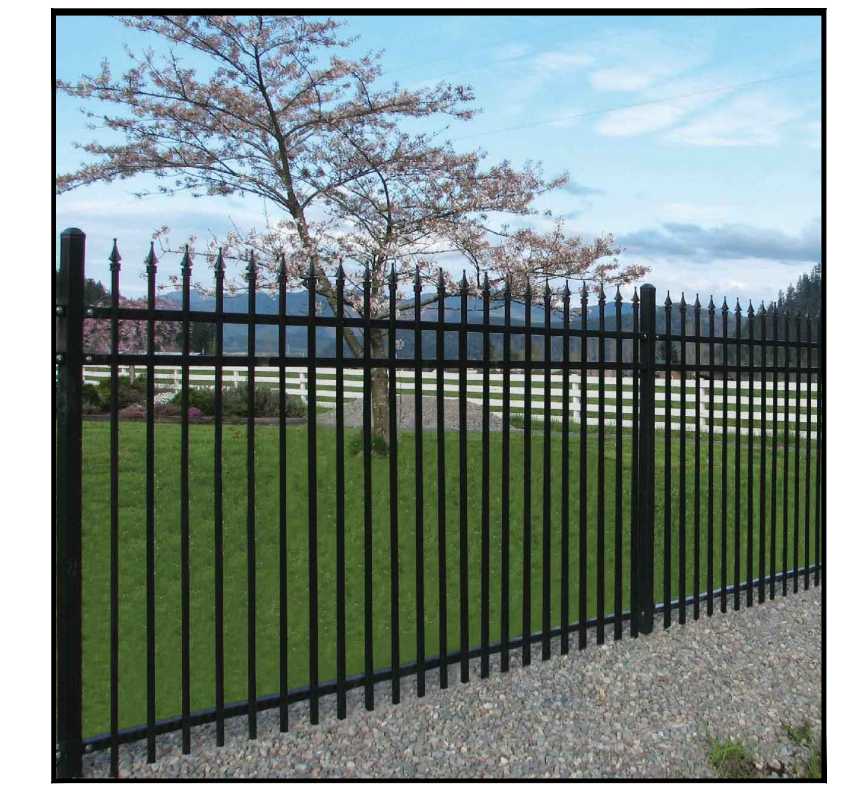
Picnic Table



Trash Receptacle



Cluster Mailbox



6' Metal Fence



Arbutus Marina



Cercis candensis



Lagerstroemia xf 'Muskogee'



Olea e. 'Swan Hill'



Pistacia chinensis



Prunus caroliniana



Ulmus parvifolia



Berberis t. 'Atropurpurea'



Buxus 'Winter Gem'



Callistemon 'Little John'



Ceanothus 'Concha'



Correa 'Dusky Bells'



Diets bicolor



Juniperus 'Skyrocket'



Lavandula a 'Blue Cushion'



Lavatera Marina



Nandina Domestica



Phormium 'Bronze Baby'



Ribes sanguineum



Teucrium chamaedrys



Teucrium fruticans



Teucrium chamaedrys



Helictotrichon sempervirens



Phyla n.l. 'Kurapia'



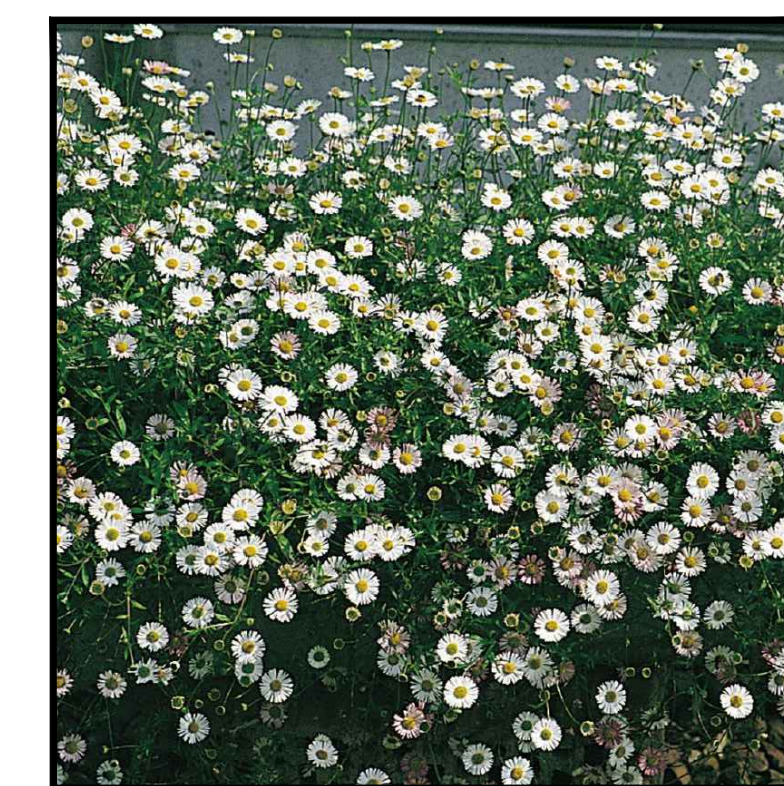
Arctostaphylos h. 'Wayside'



Baccharis p. 'Twin Peaks'



Erigeron karvinskianus






CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE PARKS AND RECREATION COMMISSION**

**DATE:** Regular Meeting of October 21, 2021

**TO:** Members of the Parks and Recreation Commission

**SUBMITTED BY:** Brad Helfenberger, Parks and Recreation Director 

**SUBJECT:** Discussion of Possible Locations for Future Outdoor Fitness Equipment

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**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 at the September 16<sup>th</sup> regular meeting by Commissioner Belche. The request came during the Member Comments section of the meeting when Commissioner Belche expressed a desire to see additional outdoor exercise features installed in the City. This discussion will help identify possible areas of focus for future projects.

**ATTACHMENTS**

None