

PARKS & RECREATION COMMISSION MEETING

NOTE THE MEETING CHANGE

Thursday
December 17, 2020
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: nkaiser@ci.antioch.ca.us. 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.



PARKS & RECREATION COMMISSION MEETING

November 19, 2020

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 November 19, 2020.

VI. BUSINESS

1. Creekside Vineyards at Sand Creek Subdivision 9501 Determination of the Dedication of Land or Payment of Park-In-Lieu Fees

VII. COMMUNICATIONS (Announcements and Correspondence)

- 1. Staff Communication
- 2. Commission Communication

VIII. ADJOURNMENT



PARKS & RECREATION COMMISSION MEETING

NOTE THE MEETING LOCATION CHANGE

Antioch Community Center 4703 Lone Tree Way Antioch, CA 94531

> Thursday November 19, 2020 7:00 p.m.

ANNOTTATED AGENDA

I. CALL TO ORDER

Call to Order by Chair Arce at 7:00 pm

II. PLEDGE OF ALLEGIANCE

Chair Arce led the Pledge of Allegiance

III. ROLL CALL

Commissioners Present: Arce, Belche, Eubanks, Knight, McClelland, Peckenham
Commissioners Absent: Foster,
Staff Present: Nancy Kaiser, Parks and Recreation Director
John Samuelson, Public Works
Carlos Zepeda, Public Works

IV. PUBLIC COMMENTS

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

There were no public comments

V. APPROVAL OF MINUTES

Recommended Action:

1. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of November 19, 2020.

Motion to Approve Minutes for Meeting of November 19, 2020 6 Yes / 0 No 1 Absent

VI. BUSINESS

 Deer Valley Estates Subdivision Determination of the Dedication of Land or Payment of Park-In-Lieu Fees

Public Works staff introduced the project. The Deer Valley Estates Subdivision is subject to park land dedication fees in the amount of \$181,000. The subdivision application includes a private park, which must meet city park design standards. The Commission requested that the specific park design include all access surfacing, a color scheme soothing for children with visual sensitivities similar to Chichibu Park, and shade coverings over playground elements. The specific park design should come back to Commission for approval.

Motion to approve the Deer Valley Estates Subdivision Determination of the Park Land Dedication Park-in-Lier Fees, condition the private park to meet all City park design standards, and forward to Planning Commission for approval 6 Yes / 0 No 1 Absent

 Resolution of Support for a Transportation Development Act Grant for the Pedestrian Safety Improvements, Phase II (P.W. 124-2)
 The grant application requests funding for safety improvements near Turner Elementary and Fremont Elementary Schools.

> Motion to Adopt the Resolution of Local Support for the Pedestrian and Bicycle Improvements Grant Application 6 yes / 0 No 1 Absent

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff Communication

Staff introduced Mr. Carlos Zepeda, newly appointed Deputy Public Works Director. Jacobsen and Marchetti Parks are scheduled next for playground improvements and will be submitted to Council for approval. Fall recreation programs concluded; they were successful and met all COVID requirements. Recreation and Police Departments are collaborating on safe Halloween events for youth and families. Winter Spring Guide is in production. MLK Day of Service will be the first program in 2021.

2. Commission Communication

Members of the Commission noted that organized team sports continue to play games in parks, citing that these activities are unfortunate because they are not allowed at this time. Commissioners noted that parks continue to play an important role in physical and mental health for all ages; requested that staff look into adding outdoor exercise equipment in key parks throughout the City.

VIII. ADJOURNMENT

The meeting adjourned at 7:50pm



STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE:

Regular Meeting of December 17, 2020

TO:

Parks and Recreation Commission

SUBMITTED BY:

Vicky Lau, Junior Engineer VL

APPROVED BY:

John Samuelson, Public Works Director/City Engineer

SUBJECT:

Creekside Vineyards at Sand Creek Subdivision 9501 Determination

of the Dedication of Land or Payment of Park-In-Lieu Fees

RECOMMENDED ACTION

It is recommended that the Parks and Recreation Commission adopt the resolution and forward to the Planning Commission a determination that the Creekside Vineyards at Sand Creek Subdivision 9501 is subject to a payment of \$330,000 of park land dedication park-in-lieu fees and that the payment of fees is subject to credit reimbursement in accordance with the City's Municipal Code (Code) and to condition the "Private Park" to meet all the City's park design standards.

BACKGROUND

The applicant proposes a new residential subdivision (Creekside Vineyards at Sand Creek) that would create 220 new single-family residential lots on an existing undeveloped parcel on the southerly end of the City of Antioch and east of the southerly extension of Hillside Avenue after crossing Sand Creek Road and Sand Creek.

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. 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 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 ordinarily require a dedication of 3.30 acres (143,748 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:

	Persons	Land Dedication	In-lieu Fees		
Per Unit	3 persons	0.015 acres	\$ 1,500		
Project Total	660 persons	3.30 acres	\$330,000		

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 Vesting Tentative Map, Creekside Vineyards at Sand Creek Subdivision 9501 submitted, the following parcels are reserved as park parcels.

Parcel	Designation	Acres	Owner	Comments			
"B"	Community Center	0.42	HOA	Qualify as private park			
"C"	Park Parcel	2.84	HOA	Qualify as private park			
"G"	Park Parcel	0.17	HOA	Qualify as private park			
"J"	Park Parcel	0.49	HOA	Qualify as private park			
Total	Park Parcels	3.94	HOA	Parcels "B" and "C" are contiguous			

The total acreage is 3.94 acres (171,626 square feet) dedicated as parks which exceeds the 3.30 acres required. However, all four park parcels are deemed as "Private Park" and will be maintained by the Homeowners Association (HOA) formed by this subdivision. Parcel "B" is for a community center but labelled as a park parcel on the Vesting Tentative Map. As such there is zero dedication of park land and hence this subdivision will be required to pay the full park-in-lieu fees.

Per Section 9-4.1010(C) and (D)(6), this private park may qualify for park-in-lieu fee credit if it exceeds the minimum of 2 acres of contiguous parcel and provides a minimum of four of the following "Local Park Basic Elements" or a combination of such and other recreational improvements which will meet the specific recreation park needs of the future residents of the area. Park Parcels "B" and "C" covering 3.26 acres may be eligible for

park-in-lieu fee credit based on the qualification criteria. The following table represents the minimum acreage required before credit will be given for a particular element and the maximum credit which will be allowed for each element, though the element may encompass a larger area:

Criteria List for Park Parcels "B" and C" only	Acres			
	Minimum	Maximum		
Children's Play Apparatus Areas	0.50	0.75		
Family Picnic Areas	0.25	0.75		
Landscape Park-Like and Quiet Areas	0.50	1.00		
Game Court Areas	0.25	0.50		
Turf Playfields	1.00	3.00		
Swimming Pools with Adjacent Deck and Lawn Areas	0.25	0.50		
Recreation Center Buildings	0.15	0.25		

The Creekside Vineyards at Sand Creek Project Design Guidelines and Landscape Illustrations dated December 2019 describe the intent of the park spaces and design concepts. The descriptive text and preliminary drawings indicate the project's likely potential to be able to comply with the criteria list. In addition, park parcels "B" and "C" are located in the first phase of the project which will facilitate the determination of credit reimbursement at the start of the project.

Staff recommends that the Parks and Recreation Commission Condition the "Private Park" to meet all the City's park design standards current at the time of construction of the park such as irrigation, benches, tables, play equipment, BBQs, garbage cans, dog park, etc. In the event the HOA is dissolved and City must take over the maintenance of the "Private Park."

SUMMARY

Staff recommends that the Parks and Recreation Commission adopt the resolution and forward to the Planning Commission a determination that the project is subject to the following:

- 1. A payment of \$330,000 be paid to the City of Antioch to meet the Project's park land dedication park-in-lieu fees.
- 2. To Condition the "Private Park" to meet all the City's park design standards current at the time of construction of the park.
- 3. A park-in-lieu fee credit may be considered 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).

ATTACHMENTS

- A. Resolution
- B.
- C.
- Vicinity Map
 Vesting Tentative Map
 Creekside Vineyards at Sand Creek Project Design Guidelines D.

ATTACHMENT "A"

RESOLUTION NO. 2020/**

RESOLUTION OF THE CITY PARKS AND RECREATION COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING TO THE CITY PLANNING COMMISSION ACCEPTANCE OF PARK-IN-LIEU FEES IN THE AMOUNT OF \$330,000 TO MEET THE PARK LAND OBLIGATION OF THE CREEKSIDE VINEYARDS AT SAND CREEK SUBDIVISION

WHEREAS, the City of Antioch has received an application for the Creekside Vineyards at Sand Creek project, a subdivision that includes 220 single-family dwelling units;

WHEREAS, the City requires that subdivisions that include residential development shall dedicate land or pay park-in-lieu fees or both;

WHEREAS, the total calculated park land obligation for the Project is 3.30 acres as established by the City of Antioch Municipal Code for purposes of park land dedication;

WHEREAS, the park-in-lieu fees for the Creekside Vineyards at Sand Creek project has been calculated at \$330,000 based on the requirements of the City of Antioch Municipal Code;

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

WHEREAS, the "Private Park" is conditioned to meet all the City's park design standards current at the time of park construction;

WHEREAS, the Creekside Vineyards at Sand Creek project may be considered for 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; and

NOW, THEREFORE, BE IT RESOLVED, that the Park and Recreation Commission does recommend to the Planning Commission:

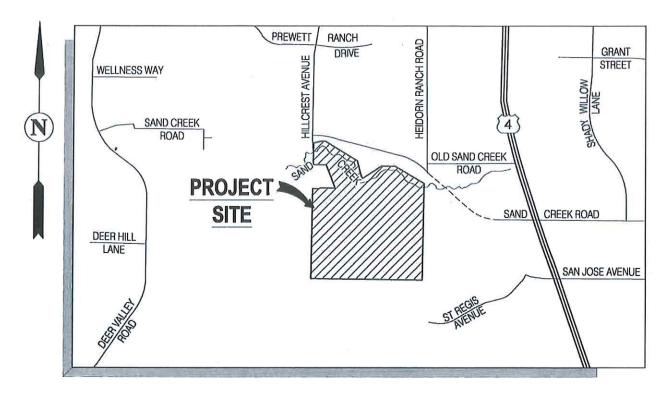
- That the Creekside Vineyards at Sand Creek project meet its park land dedication requirements through the payment of park-in-lieu fees in the amount of \$330,000; and
- 2. Condition the "private park to meet all the City's Park Design Standards current at the time of the park's construction; and
- 3. 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).

RESOLUTION NO. December 17, 2020 Page 2		CX							
	*	*	*	*	*	*	*		
I HEREBY CE Parks and Recreatio on the 17 th day of De	n Com	missio	n of the	City of	Antioc	ch at a			
AYES:									
NOES:									
ABSTAINS:									
ABSENT:									

CLERK TO THE PARKS AND RECREATION COMMISSION

NANCY KAISER

ATTACHMENT "B"



VICINITY MAP

NOT TO SCALE

VICINITY MAP

CREEKSIDE

CITY OF ANTIOCH

CONTRA COSTA COUNTY

CALIFORNIA

DATE: 11/19/20

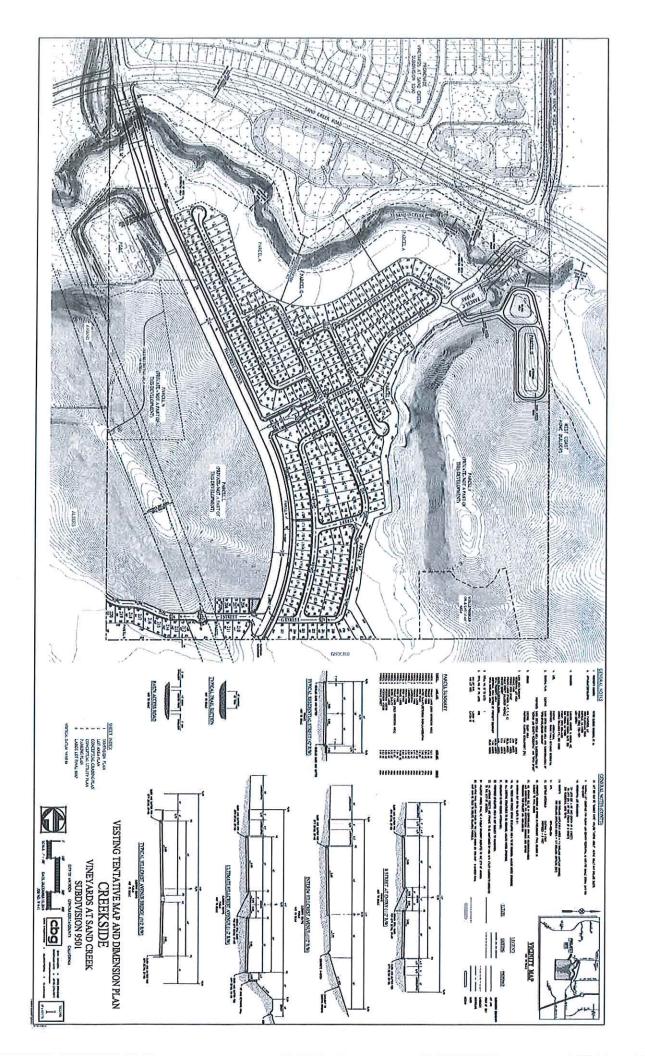


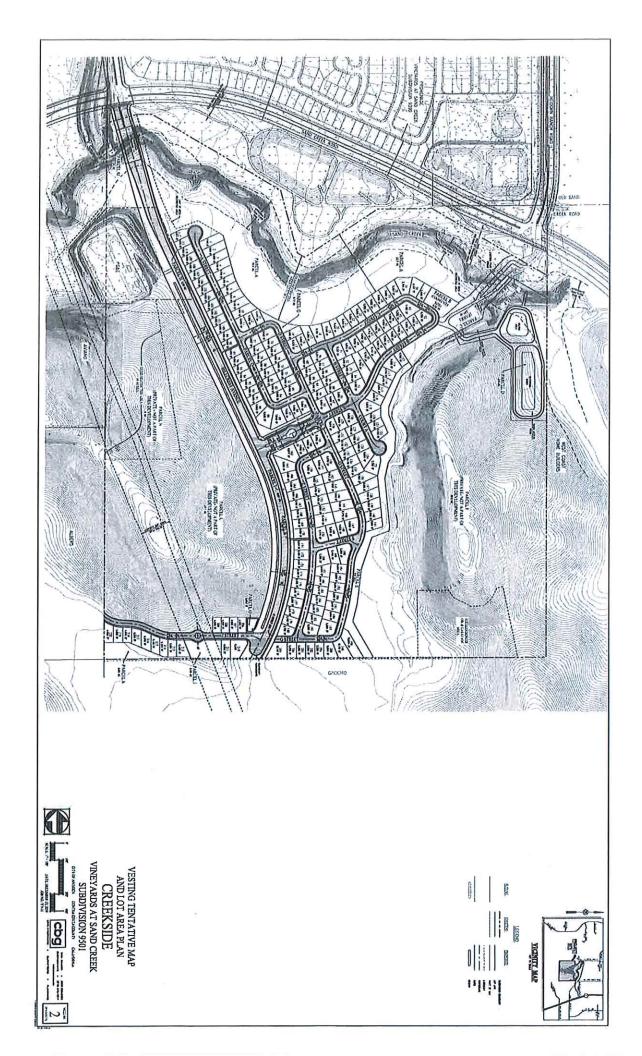


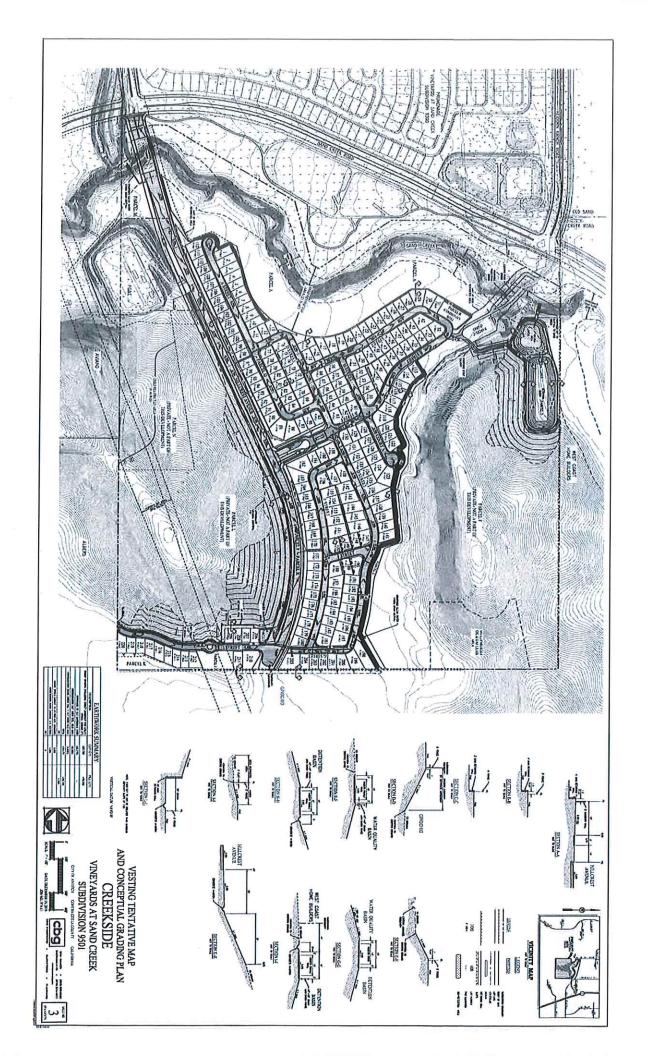
SAN RAMON (925) 866-0322 ROSEVILLE

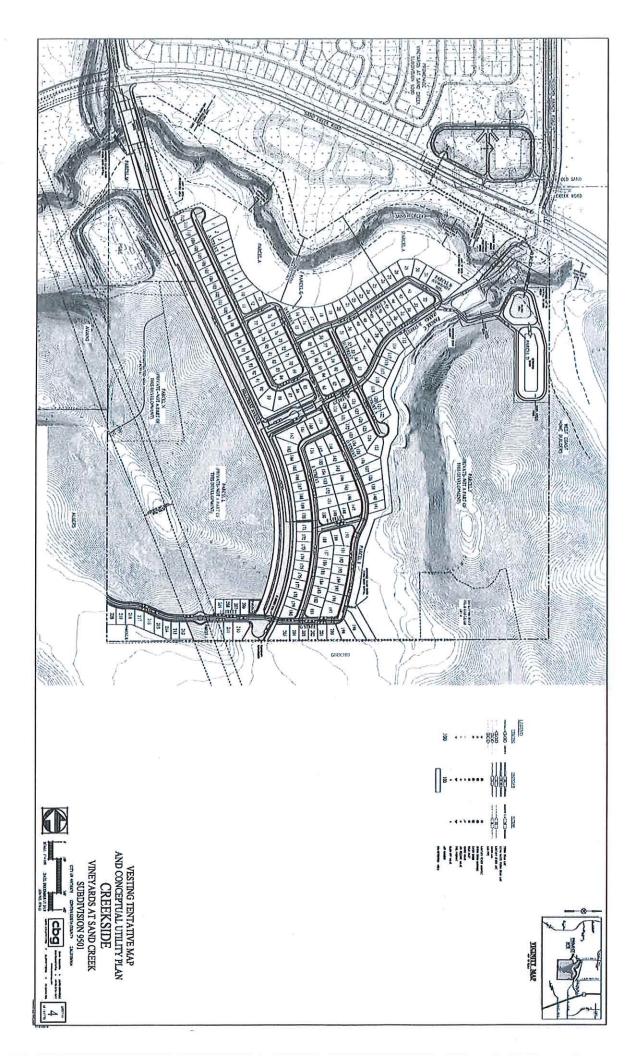
(916)788-4456 WWW.CBANDG.COM

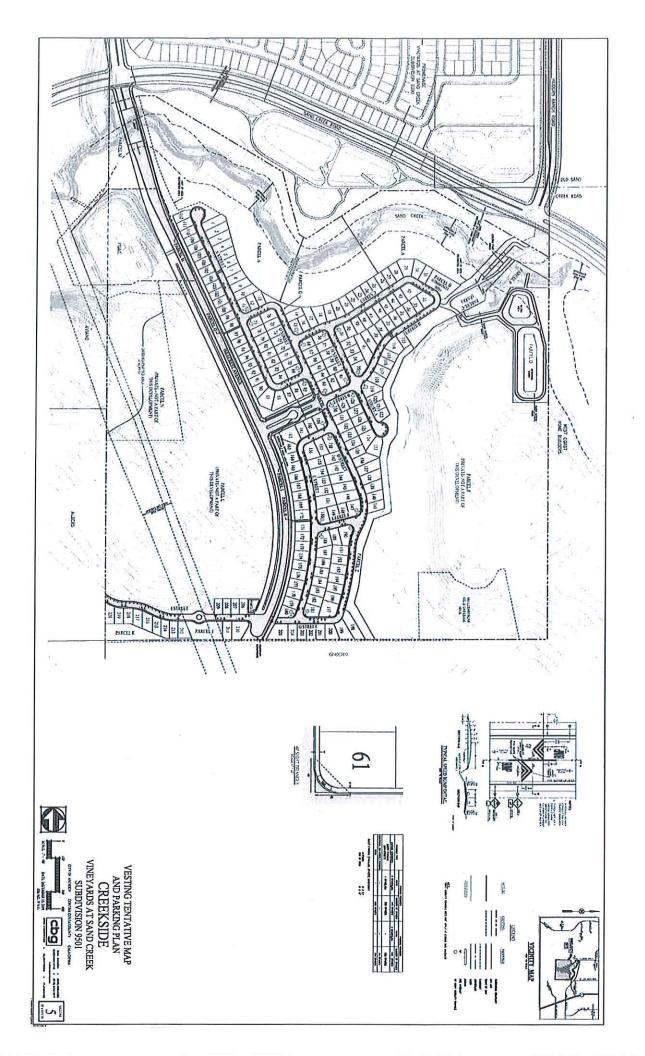
CIVIL ENGINEERS . SURVEYORS . PLANNERS

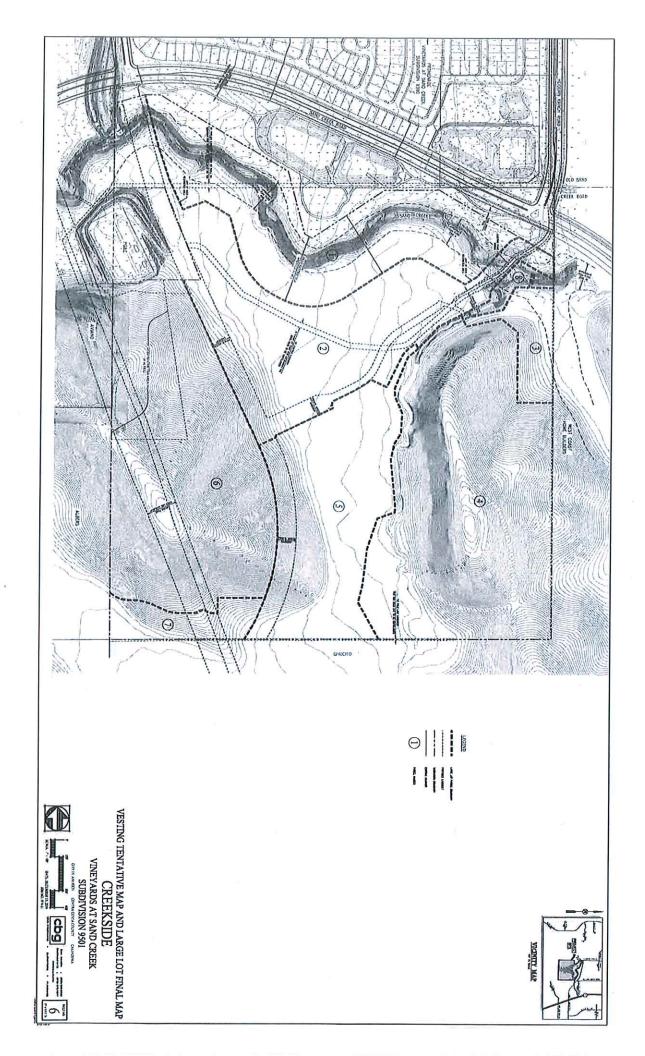




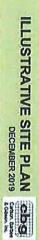








WATER COUNTY A

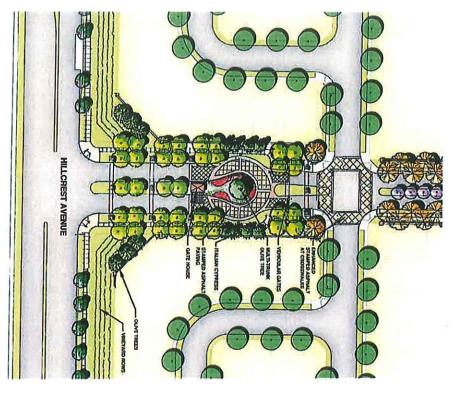






















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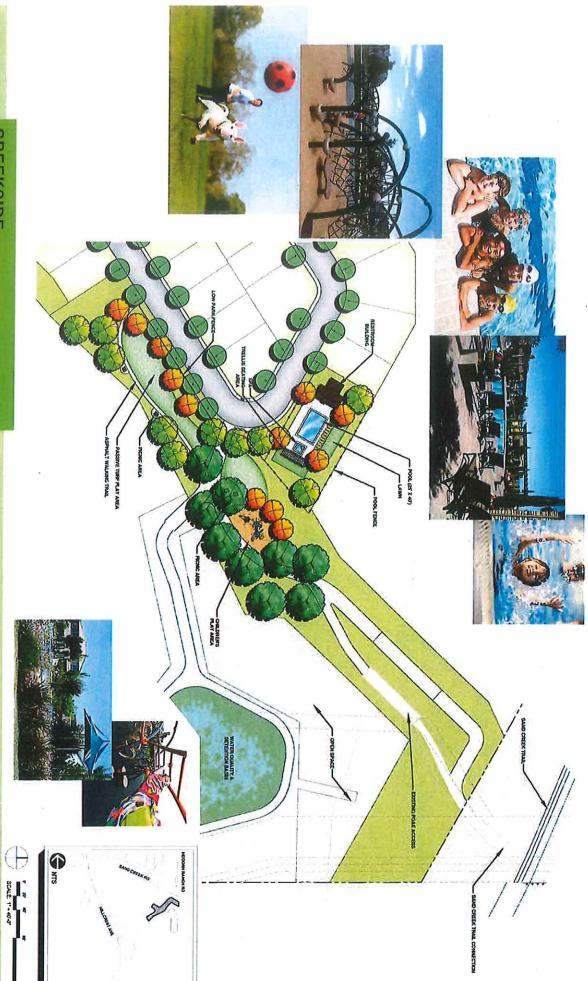


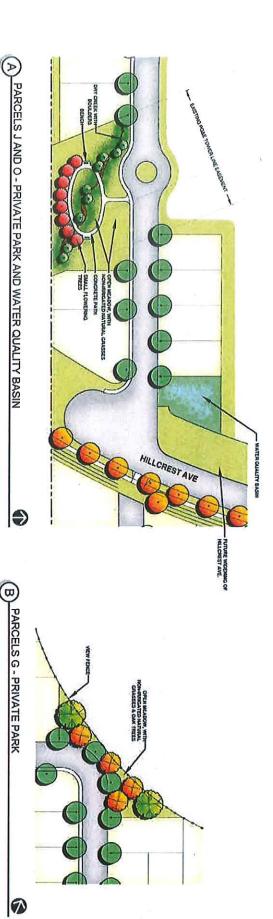


CREEKSIDE VINEYARDS AT SAND CREEK

COMMUNITY POOL & NEIGHBORHOOD PARK Cbg
PARCEL B & C
DECEMBER 2019

TOTAL TOTAL COMMUNITY POOL & TOTAL COMMUNITY PO















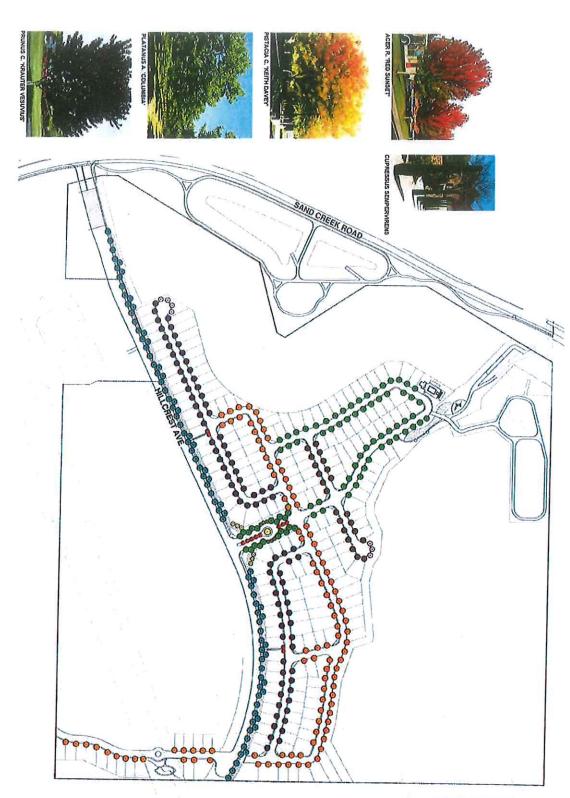








PRIVATE PARKS
DECEMBER 2019 chg











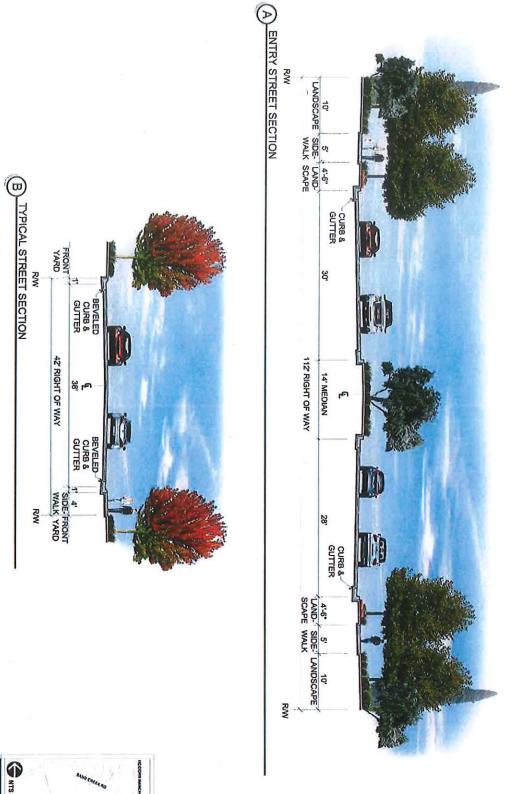


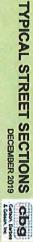
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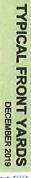
A TYPICAL RESIDENTIAL STREETSCAPE











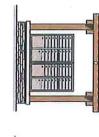








CREEKSIDE VINEYARDS AT SAND CREEK







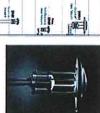




MAILBOX CLUSTERS



B BENCH





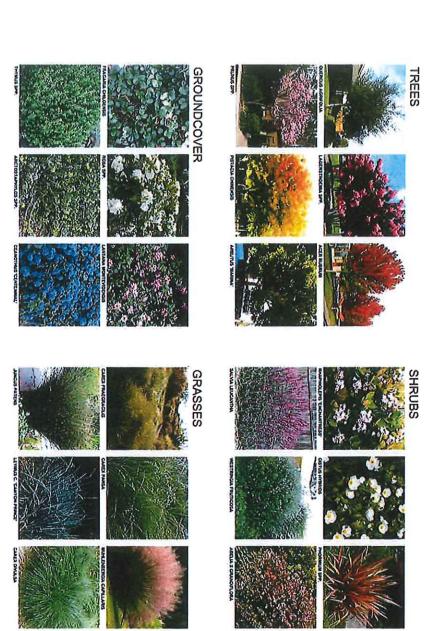
DOG PICK-UP STATION

E RESIDENTIAL NEIGHBORHOOD LIGHT AND BOLLARD

SITE FURNITURE
DECEMBER 2019







PLANT PALETTE



