



**PARKS & RECREATION COMMISSION MEETING
NOTE THE LOCATION AND TIME CHANGE**

**Antioch Water Park – Community Room
4701 Lone Tree Way
Antioch, CA 94509**

**Thursday
May 18, 2017
6:30 p.m.**

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

There are no minutes to approve.

VI. TOUR ANTIOCH WATER PARK

The Antioch Water Park opens May 27, 2017. Commissioners will tour the Antioch Water Park and receive an overview of operations in preparation for opening day and the 2017 program year. The public is invited to join Commissioners.

The meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7078 or TDD (925) 779-7081. Agenda and related writings provided to Commission members are available for viewing by the public during normal office hours at the Antioch Community Center, located at 4703 Lone Tree Way, Antioch, CA 94531, as well as at the Committee meeting. Individuals may view the agenda and related writings on the City of Antioch website: www.ci.antioch.ca.us



VII. BUSINESS

(Commission will convene immediately following the tour of Antioch Water Park)

1. Almond Knolls Subdivision Determination of the Dedication of Land or Payment of Park in Lieu Fees
2. Community Engagement Strategies for Involving Residents

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff
2. Commission Communication

VIII. ADJOURNMENT

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

DATE: Regular Meeting of May 18, 2017

TO: Parks and Recreation Commission

SUBMITTED BY: Lynne Filson, Assistant City Engineer II

SUBJECT: Almond Knolls Subdivision Determination of the Dedication of Land or Payment of Park in Lieu Fees

RECOMMENDED ACTION

It is recommended that the Park and Recreation Commission determine that the amount of Park in Lieu fees required by the Almond Knolls subdivision be \$950 per unit which will total \$55,100 and that this determination be forwarded to the Planning Commission.

BACKGROUND

Per the Antioch Municipal Code 9-4.1002, as a condition of approval of a final subdivision map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes at the time and according to the standards and formula set forth in the code.

The land to be dedicated or the amount of fees to be paid, or a combination of both, is to be determined according to the tables in the Code shown below. The table for determining dedication shall be based on the following formula: the average number of persons per dwelling unit multiplied by the standard of 5.0 acres per 1,000 persons equals the required number of acres per dwelling unit. The following table, based upon such formula, shows:

Unit Category	Average Person/DU	Average Requirement/DU
Single-family, detached	3.0	0.015
Single-family, attached	2.2	0.011
Duplexes	1.9	.0095
Multi-family	1.9	.0095

The Council approved and the code states that the average land value for improved residential land is \$100,000 per acre. Therefore, the amount of fees required to be paid in lieu of land dedication shall be the following amounts:

<i>Type of Unit</i>	<i>Fee per Dwelling Unit</i>
<i>Single-family, detached</i>	<i>\$1,500</i>
<i>Single-family, attached</i>	<i>\$1,100</i>
<i>Duplexes</i>	<i>\$950</i>
<i>Multi-family</i>	<i>\$950</i>
<i>Mobile home</i>	<i>\$950</i>

Whether the city accepts the dedication of land or elects to require the payment of a fee in lieu thereof, or a combination of both, shall be determined by the consideration of the following:

- A. The Environmental Resource and Land Use Elements of the General Plan;
- B. Any adopted Specific Plan for the area;
- C. The topography, geology, access, and location of land in the subdivision available for dedication;
- D. The size and shape of the subdivision and the land available for dedication;
- E. The feasibility of dedication;
- F. The compatibility of dedication with the General Plan and Specific Plan, if any; and
- G. The availability of previously acquired park property. The determination of the city as to whether land shall be dedicated or whether a fee shall be charged, or a combination thereof, shall be final and conclusive.

DISCUSSION

The Almond Knolls Project is the creation of 58 apartment or condominium units on south side of Worrell Road just west of Lone Tree Way. The plan includes 7,675 sq. ft. (0.176 acres) of private recreational area. No park land credit should be credited to park dedication in that area is less 2.0 acres as required by the municipal code.

City Engineer/Director of Public Works Recommendation

Per the Code, the recommendation by the City Engineer/Director of Public Works and the action of the Parks and Recreation Commission shall be forwarded to the Planning Commission and shall include the following:

1. The amount of land required; or
2. That a fee be charged in lieu of land; or
3. That land and a fee be required; and/or
4. That a stated amount of credit be given for private recreation facilities or unique natural and special features and the like;
5. The location of the park land to be dedicated or the use of the in-lieu fees; and
6. The approximate time when the development of the park and recreation facility shall commence.

For the Almond Knolls project, item 2 above is the applicable requirement. It is recommendation that the project be assessed Park in Lieu fees at \$950 per unit which will total \$55,100.



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

DATE: Regular Meeting of May 18 2017

TO: Parks and Recreation Commission

SUBMITTED BY: Nancy Kaiser, Parks and Recreation Director

A handwritten signature in cursive script, reading "Nancy Kaiser", is written over the printed name in the "SUBMITTED BY" line.

**SUBJECT: DISCUSS COMMUNITY ENGAGEMENT STRATEGIES FOR
INVOLVING RESIDENTS IN PARKS AND PROJECTS**

RECOMMENDED ACTION

It is recommended that the Parks and Recreation Commission continue discussing community engagement strategies for involving residents in parks and projects such as park watch, neighborhood clean ups, and events. Previous discussions have focused on creating efforts to reduce vandalism, improve the use of park restrooms, and marketing programs and services.