



PARKS & RECREATION COMMISSION MEETING

**Council Chambers
200 H Street
Antioch, CA 94509**

**Thursday
November 16, 2017
7:00 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

Recommended Action:

1. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of July 20, 2017.
2. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of August 17, 2017.
3. Motion to approve annotated agenda minutes of the Parks and Recreation Commission meeting of September 21, 2017.

VI. BUSINESS

1. Resolution recommending acceptance of In Lieu Fees to meet the park land obligation of the Wildflower Station project (Assessor's Parcel Number 051-140-002).
2. Verbal Report Regarding Modification of Park Rules and Regulations

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff
2. Commission Communication

VIII. ADJOURNMENT

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



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PARKS & RECREATION COMMISSION MEETING

NOTE THE CHANGE IN MEETING LOCATION

Prosserville Park
6th and O Streets
Antioch, CA 94509

Thursday
July 20, 2017
7:00 p.m.

ANNOTATED AGENDA

I. CALL TO ORDER

Call to Order by Chair McClelland at 7:00 pm

II. PLEDGE OF ALLEGIANCE

Chair McClelland led the Pledge of Allegiance

III. ROLL CALL

*Commissioners Present: McClelland, Foster, Kelly, Knight, Soliz
Commissioners Absent: J. Farr, K. Farr
Staff Present: Nancy Kaiser, Parks and Recreation Director
Mike Bechtholdt, Deputy Public Works Director*

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. There are no minutes to approve.

VI. BUSINESS

1. Parks and Recreation Commission Open House
 - a. Meet the Members of the Commission
 - b. Discuss possibilities for new recreation programs
 - c. Share ideas and suggestions for improving park use

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Neighborhood residents thanked the City and talked about the success of the playground improvement project and its positive impact on families. Several organizations were represented including the Antioch Library, Center for Human Development-Alcohol Prevention Program, and East County Regional Group. Commissioners talked and shared ideas for using parks and engaging residents, while everyone recognized the value parks and programs have in neighborhoods. Staff and residents will work together to introduce new programs and services for all residents.

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff

Staff provided verbal updates on programs and projects; National Night Out is the first Thursday in August; Fall Recreation Guide will be mailed soon; Water Park will offer half price admission on Labor Day. Firebreak mowing is underway throughout the City.

2. Commission Communication

Commissioners expressed interest in hosting at least one park open house style of meeting each year; they thanked residents for attending and enjoyed meeting families and organizations.

VIII. ADJOURNMENT

The meeting adjourned at 8:30pm



V-2

PARKS & RECREATION COMMISSION MEETING

Council Chambers
200 H Street
Antioch, CA 94509

Thursday
August 17, 2017
7:00 p.m.

ANNOTATED AGENDA

I. CALL TO ORDER

Call to Order by Chair McClelland at 7:03 pm

II. PLEDGE OF ALLEGIANCE

Chair McClelland led the Pledge of Allegiance

III. ROLL CALL

*Commissioners Present: J. Farr, K. Farr, Foster, Kelly,
Knight, McClelland, Soliz
Staff Present: Nancy Kaiser, Parks and Recreation Director
Mike Bechtholdt, Deputy Public Works Director*

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. There are no minutes to approve.

VI. BUSINESS

1. Review and Discuss Current Policies Related to Special Uses in Designated Areas in Parks and Facilities

Commissioners reviewed the Antioch Municipal Code chapter that governs parks and recreation, and discussed current policies and practices that guide park use by individuals, groups and organizations. After lengthy discussion the members of the Commission narrowed the discussion to three topics: reserving picnic areas, bounce

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houses in parks, and smoking in parks. The Commission expressed a priority for smoking in parks and public places and requested further research into the possibility of prohibiting smoking in parks. No action was taken.

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff

The Antioch Water Park is open weekends through Labor Day and admission on Labor Day will be half off to encourage more use on the final day. Summer concerts are still in full swing, Food Truck Thursdays has been extended to the end of October, and the Fall Recreation Guide is in all household mailboxes. Park landscape tasks continue; tree work, graffiti removal, litter control.

2. Commission Communication

Commissioners noted that they have attended Food Truck Thursdays and appreciate the addition to the community. Antioch will host a social for the California Association of Park and Recreation Commissioners and Board Members (CAPRCBM) on August 20, 2017. Commissioner Kelly noted that Recreation Guides have not been received by C Street area residents.

VIII. ADJOURNMENT

The meeting adjourned at 8:40pm



PARKS & RECREATION COMMISSION MEETING

Council Chambers
200 H Street
Antioch, CA 94509

Thursday
September 21, 2017
7:00 p.m.

ANNOTATED AGENDA

I. CALL TO ORDER

Call to Order by Chair McClelland at 7:00 pm

II. PLEDGE OF ALLEGIANCE

Chair McClelland led the Pledge of Allegiance

III. ROLL CALL

Commissioners Present: J. Farr, K. Farr, Foster, Kelly, Knight, McClelland

Commissioners Absent: Soliz

Staff Present: Nancy Kaiser, Parks and Recreation Director

Mike Bechtholdt, Deputy Public Works Director

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 May 18, 2017.

*Motion to Approve Minutes for Meeting of May 18, 2017 6 Yes / 0 No
Commissioner Soliz Absent*

VI. BUSINESS

1. Presentation: *Disc Golf*, presented by Nancy Kaiser, Parks and Recreation Director and the project volunteers

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Director Kaiser provided a presentation on Disc Golf that summarized the history of the Antioch project, the advocacy efforts to include disc golf as a recreational amenity, and the planning and implementation accomplished by the volunteer leadership group. Volunteer Scott Bartlebaugh spoke and further described the work of the disc golf leadership group – fundraising, course planning, and course installation. Scott stated that more work will continue and suggested that the City could coordinate additional weed and dirt removal in the future. The volunteer team and staff are discussing the possibility for a “demo day” for interested residents on Saturday, October 26, 2017.

2. Verbal Report Regarding the Timeline for Modification of Park Rules and Regulations

Staff reported that the Antioch Municipal Code has a mechanism that allows City Administration to implement park rules and regulations that are for the benefit of residents and users. Further discussion will take place with the City Attorney to apply a no smoking rule; timeline to have in place before the 2018 picnic season.

VII. COMMUNICATIONS (Announcements and Correspondence)

1. Staff

Mira Vista Hills Park and Knoll Park are receiving extensive landscape services; Public Works staff is having the pre-emergent weed application done at this time throughout the City. The Senior Center is hosting the annual Resource Fair on September 23, 2017. Director Kaiser is attending the National Recreation and Park Conference September 22 – 30, 2017.

2. Commission Communication

Commissioners Kelly and Knight have been accepted to the Antioch Police Department Citizen's Academy. Commissioners attended the CAPRCBM social and the East Bay Regional Park District Board Member for Antioch also attended.

VIII. ADJOURNMENT

The meeting adjourned at 7:45pm



STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE: Regular Meeting of November 16, 2017

TO: Parks and Recreation Commission

SUBMITTED BY: Alexis Morris, Planning Manager

SUBJECT Resolution recommending acceptance of In Lieu Fees to meet the park land obligation of the Wildflower Station project (Assessor' Parcel Number 051-140-002)

RECOMMENDED ACTION

It is recommended that the Parks and Recreation Commission adopt Resolution 2017/02, thereby recommending that the City of Antioch require the applicant to pay in lieu fees as defined by the City of Antioch Municipal Code to meet the park land obligations for the Wildflower Project.

DISCUSSION

The applicant, Denova Homes, Inc., has submitted a proposal for the Wildflower Station project (Project), a mixed use residential and commercial project within an overall site of approximately 23 acres. The Project is located north of the intersection of Wildflower Drive and Hillcrest Avenue. The Project will include a commercial development (10.45 acres) consisting of nine buildings along the west edge of the property fronting to Hillcrest Avenue. Residential uses would include 22 single-family homes (4.05 acres) located on the northeast edge of the property that would be adjacent to existing residences on Wildflower Drive and 98 condominiums (7.0 acres) generally between the single-family and commercial uses. The Project also includes small park/open space features, internal roadways, water quality/drainage facilities and various landscaping features (See Attachment B).

Per Municipal Code Section 9-4.1011, the Parks and Recreation Commission must make a recommendation to the Planning Commission regarding the dedication of land and/or the fees to be paid by the developer of a project to meet obligations associated with park land dedication.

The Project includes a small open space area located near the northernmost section of the proposed single-family homes and a small outdoor play structure at the southern end of the proposed multi-family dwellings. However, neither of these minor private recreation facilities meet the park dedication requirements of providing a minimum of two acres of contiguous private open space or private recreational facilities before any credit is given and therefore not eligible for credit (Section 9-4.1010 (C)).

The City's municipal code directs that subdivisions with less than 50 parcels shall meet park land obligations through payment of in lieu fees. The municipal code further states that the City may, at its discretion, require land dedication for condominium projects that include more than 50 dwellings.

Within the proposed Wildflower Station project, a combination of steep hillside terrain, the mixture of commercial, multi-family and single-family homes, and the relatively small site do not provide adequate space for a traditional park. Additionally, the total park land obligation for this project would be 1.261 acres, an area less than the minimum acceptable park size. Therefore, staff is recommending that the Project meet its park dedication requirements through payment of in lieu fees.

Section 9-4.1007 of the Municipal Code specifies the formula for calculating in lieu park land fees as follows:

- Single Family Dwellings: \$1,500 per dwelling unit
- Multi-Family Dwellings: \$950 per dwelling unit

Based upon the established in lieu fee amounts, the Project is obligated to pay \$126,100 in lieu fees to meet its park land dedication obligations. This amount is in addition to park impact fees that provide for the improvement of park facilities within the City.

ATTACHMENTS

- A: Resolution
- B: Wildflower Station Illustrative Landscape Plan

ATTACHMENT "A"

RESOLUTION NO. 2017/02

**RESOLUTION OF THE CITY PARKS AND RECREATION COMMISSION OF THE
CITY OF ANTIOCH RECOMMENDING ACCEPTANCE OF IN LIEU FEES TO
MEET THE PARK LAND OBLIGATION OF THE WILDFLOWER STATION PROJECT
(ASSESSOR'S PARCEL NO. 051-140-002)**

WHEREAS, the City of Antioch has received an application for the Wildflower Station project (Project), a subdivision that includes 22 single-family dwellings and 98 multi-family dwellings; and

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

WHEREAS, the park obligation for the Wildflower project has been calculated as 1.261 acres based on the requirements of the City of Antioch Municipal Code; and

WHEREAS, the density and topography of the Wildflower project do not allow for the inclusion of parks consistent with the City's adopted standards; and

WHEREAS, the total calculated park land obligation for the Project is less than the minimum park size as established by the City for purposes of park land dedication.

NOW, THEREFORE, BE IT RESOLVED, that the Park and Recreation Commission does recommend that the Wildflower Station project meet its park land dedication requirements through the payment of in lieu fees; and furthermore, be it

RESOLVED, that the Park and Recreation Commission does recommend that in lieu fees in the amount of \$126,100 be paid to the City of Antioch to meet the Project's park land dedication obligation.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Parks and Recreation Commission of the City of Antioch, acting as the City's PBAC, at a regular meeting thereof held on the 16th day of November, 2017 by the following vote:

AYES:

NOES:

ABSENT:

**NANCY KAISER
CLERK TO THE PARKS AND
RECREATION COMMISSION**

EXHIBIT "B" Wildflower Station Illustrative Landscape Plan



Wildflower Station
Conceptual Landscape Plan

MCG, LLC

MEADOW CREEK GROUP, LLC
 1500 WILLOW PASS COURT
 COVINGTON, CA 94620
 (925) 685-0110



SCALE 1" = 30'-0"

DATE: 01/15/2010
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]