



CITY COUNCIL AGENDA ITEM NO. E.11
08/22/2023

SUBJECT: Accept the park and landscaping improvements for Pioneer Park and Miwok Avenue Entry of the Vineyards at Marsh Creek development.

DEPARTMENT: Parks and Recreation

STAFF: Bruce Mulder, Parks and Recreation Director
Janice Ellis, Parks Planner

TITLE/RECOMMENDATION

Adopt a Resolution accepting the park and landscaping improvements on Parcel 'SS' (Pioneer Park) and Miwok Avenue Entry of the Vineyards at Marsh Creek development, Subdivision 8796 (Miwok Avenue Entry) for maintenance by the City and request that the City Clerk file this Resolution with the Recorder of Contra Costa County.

FISCAL IMPACT

All costs related to the maintenance of the park and landscaping improvements on Pioneer Park and Miwok Avenue Entry are included in the \$92,597 annual cost estimate for the areas being accepted for maintenance. The acceptance of this parcel, and its maintenance is included in the FY 2023/24 Operating Budget. The special benefit portion (\$80,092) will be funded by the Lighting and Landscape Assessment Districts (LLADs) formed to cover these costs and the general benefit portion (\$12,505) will be funded by the General Fund.

BACKGROUND

Trilogy Vineyards LLC, the developer of the Vineyards development, recently submitted a request for the City to consider acceptance of the park and landscaping improvements constructed on Pioneer Park and Miwok Avenue. The required offer of dedication of the park parcel was made with the recordation of the Final Map for Subdivision 8796. Subsequently, the City accepted this dedication of real property for the purpose of a public park. Pioneer Park is one of four (4) public parks that will be constructed within the Vineyards development and is approximately 2.79 acres in size.



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The developer also established a funding source for the ongoing maintenance of the landscaping improvements with the formation of Landscape and Lighting Assessment District (LLAD) 06-3.

Trilogy Vineyards LLC recently completed the park and landscaping improvements to Pioneer Park and Miwok Avenue Entry, and City staff conducted the required inspections during and following construction for the mandatory 90-day maintenance period. Staff determined that the improvements, including the plant material, irrigation, park amenities, and utility infrastructure at Pioneer Park and Miwok Avenue Entry are in substantial conformance with the approved plans and Parks and Recreation Department specifications.

This action will accept for ongoing maintenance by the City the park and landscaping improvements on Pioneer Park and Miwok Avenue Entry. It should be noted that the developer will be responsible for the standard 12-month warranty period for all trees and plant material.

CITY COUNCIL STRATEGIC INITIATIVE

Not Applicable.

PREVIOUS ACTION

Previous Action by the City Council is included on Attachment 1

DATE OF NOTICE

Not Applicable.

ENVIRONMENTAL DETERMINATION

Not Applicable.

ATTACHMENT(S)

1. Previous Action
2. Vineyards at Marsh Creek Pioneer Park Miwok Ave Entry RESO
3. Vineyards at Marsh Creek Pioneer Park and Miwok Ave Location Map
4. Photos of Marsh Creek Pioneer Park