



SUBJECT: A Resolution accepting park and landscaping improvements on Parcel 'D' (Magpie Park).

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 'D' of the Chandler development (Subdivision 9428) 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 Parcel 'D' (Magpie Park) of the Chandler development, Subdivision 9428, are included in the \$60,724 annual estimate for the areas being accepted for maintenance. The cost of this maintenance is budgeted in the FY 2023/24 Operating Budget.

The special benefit portion (\$52,400) will be funded by the Lighting and Landscape Assessment Districts (LLADs) formed to cover these costs and the general benefit portion (\$8,324) will be funded by the General Fund.

BACKGROUND

Brookfield Residential (Brookfield), the developer of the Chandler development, formerly known as the Orfanos project, recently submitted a request for the City to consider acceptance of the park and landscaping improvements constructed on Parcel 'D' (Magpie Park) of the Chandler development, Subdivision 9428. The required offer of dedication of the park parcel was made with the recordation of the Final Map for Subdivision 9428. Subsequently, the City accepted this dedication of real property for the purpose of a public park. Magpie Park is the second of two (2) parks that were constructed within the Chandler development and is approximately 1.88 acres in size.



The developer also established a funding source for the ongoing maintenance of the landscaping improvements by annexing into the existing Landscape and Lighting Assessment District (LLAD) 19-2.

Brookfield recently completed the park and landscaping improvements to Magpie Park, and City staff conducted the required inspections during and following construction for the mandatory 90-day maintenance period. The park amenities inspected were as follows: Four play structures (one with an accessible chair), age appropriate signage for the structures, a shaded picnic area, two fountains with pet bowls (one at the picnic area and the second at the dog parks), two dog parks (small and a large) with artificial turf, benches, trash receptacles, pet stations throughout the park and healthy vegetation. Staff determined that the improvements, including the plant material, irrigation, park amenities, and utility infrastructure at Magpie Park 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 Parcel 'D' (Magpie Park) of the Chandler development, Subdivision 9428. 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

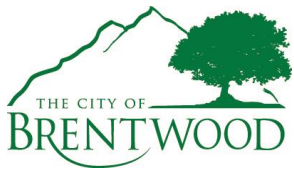
Not Applicable.

ENVIRONMENTAL DETERMINATION

Not Applicable.

ATTACHMENT(S)

1. Previous Action



CITY COUNCIL AGENDA ITEM NO. F.14
04/23/2024

2. Resolution – Chandler – Brookfield
3. Location Map – Chandler – Brookfield
4. Photographs – Chandler – Brookfield