

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 10, 2020

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Vicky Lau, Junior Engineer *VL*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Resolution Approving the Park Ridge Subdivision "Park" and "Valeriano and Guiseppina Jacuzzi Knolls Open Space" Master Plan; P.W. 674

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving the Park Ridge Subdivision "Park" and "Valeriano and Guiseppina Jacuzzi Knolls Open Space" Master Plan.

FISCAL IMPACT

The City will be responsible for maintenance of the Park and open space once the improvements have been accepted. Funding for maintenance will come from the existing lighting and landscaping program.

DISCUSSION

On March 9, 2010, the City Council adopted Resolution No. 2010/21 approving a final planned development, vesting tentative map and a use permit for 525 single-family homes, approximately 25 acres of passive open space and approximately 8.22 acres consisting of a neighborhood park for the Park Ridge Subdivision project.

The "Park" and "Valeriano and Guiseppina Jacuzzi Knolls Open Space" are located west of Highway 4 and Country Hills Drive, south of Laurel Road in the Park Ridge subdivision. The proposed 8.22 acre park is adjacent to Sierra Trail Way and across from Summit View Way. The 25 acres open space is adjacent to the park and located northwest of the proposed park.

The park and open space will have many amenities benefiting the community such as the following: a 0.3 acre dog park, an enhanced picnic area with shade sails, a little league baseball field, an informal soccer field, two basketball courts, two play structures, a public, ADA accessible restroom, a parking lot and a loop trail enhanced with sculptural mounds. The park will also adjoin a natural hillside open space area with trails and view overlooks.

The Parks and Recreation Commission on August 20, 2020 approved the Park Ridge subdivision "Park" and "Valeriano and Guiseppina Jacuzzi Knolls Open Space" Conceptual Landscape Plans (Attachment "C"). Planning Commission approval was waived, as no additional input was made into the design of the park and open space by planning staff on the conceptual plans approved on August 20, 2020 at Parks and Recreation Commission.

The developer, Davidon Homes, is currently responsible for paying all costs for the design, construction, and maintenance of Park Ridge "Park" and "Open Space" improvements until City acceptance.

ATTACHMENTS

- A. Resolution
- B. Vicinity Map
- C. Conceptual Plans
- D. Cost Estimate

ATTACHMENT "A"

RESOLUTION NO. 2020/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE PARK RIDGE SUBDIVISION "PARK" AND "VALERIANO
AND GUISEPPINA JACUZZI KNOLLS OPEN SPACE" MASTER PLAN
P.W. 674**

WHEREAS, on March 9, 2010 the City Council adopted Resolution No. 2010/21 including a condition of approval that the developer (Davidon Homes) build approximately 25 acres of passive open space and an 8.22-acres neighborhood park for the Park Ridge Subdivision project;

WHEREAS, on August 20, 2020, the Parks and Recreation Commission reviewed and approved the Park Ridge "Park" and "Open Space" Conceptual Landscape Plans;

WHEREAS, this City Council has specifically found that the Master Plan (Attachment "C") is in complete compliance with the provisions of the Antioch General Plan; and

WHEREAS, this City Council has specifically found that the design of this park and open space will not likely cause serious public health problems.

NOW, THEREFORE, BE IT RESOLVED that the recitals above are true and correct and the City Council of the City of Antioch has determined that the Park Ridge subdivision "Park" and "Valeriano and Guiseppina Jacuzzi Knolls Open Space" Master Plan in the form incorporated herein by reference Attachment "C" is hereby approved.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 10th day of November 2020, by the following vote:

AYES:

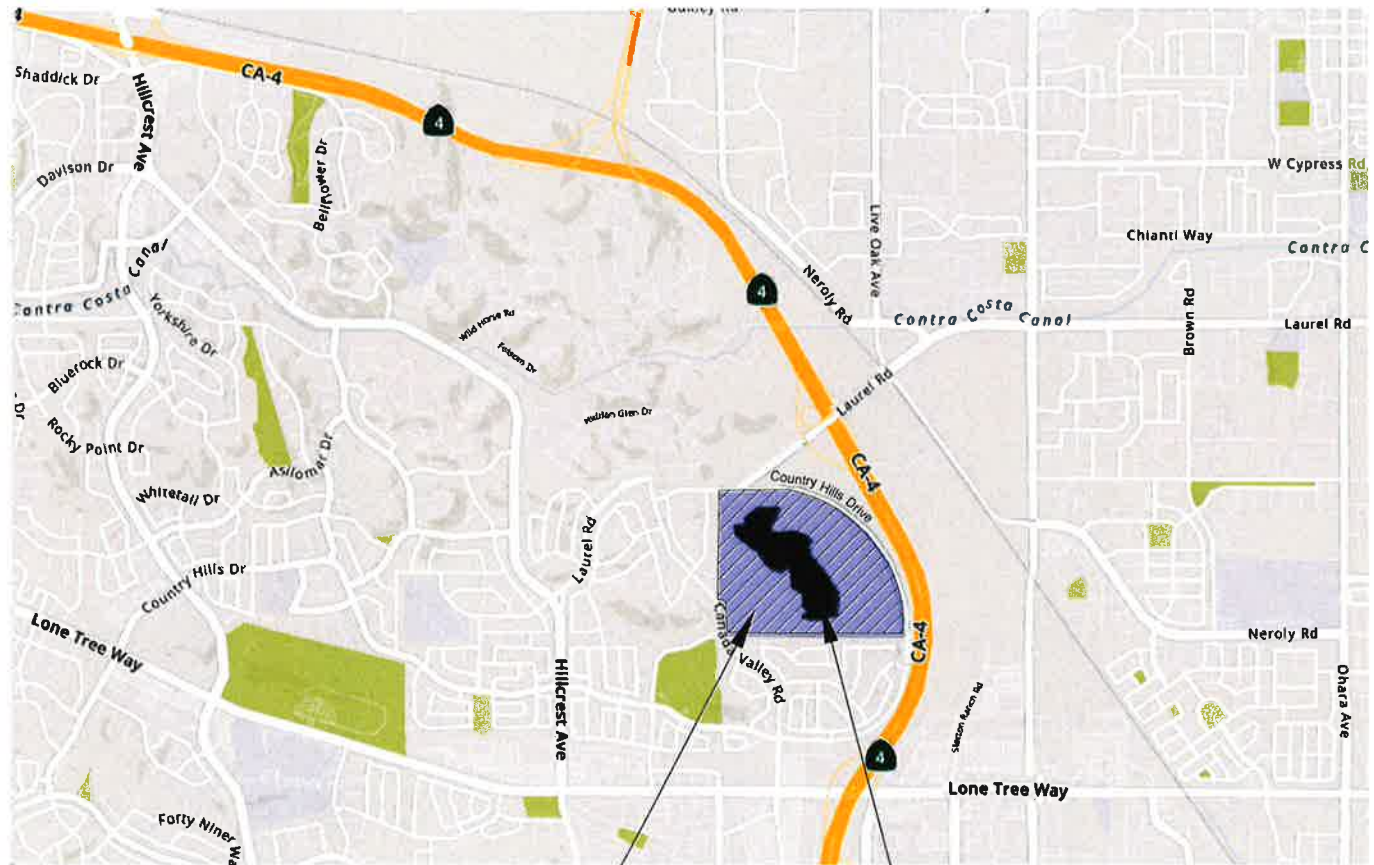
NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, MMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "B"



PARK RIDGE
RESIDENTIAL COMMUNITY

PARK RIDGE PARK &
OPEN SPACE

PARK RIDGE PARK & OPEN SPACE
City of Antioch, Contra Costa County, California

DATE: 10/02/20
JOB NO.: 19008.01

VICINITY MAP

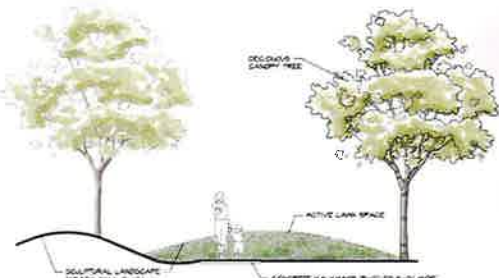


ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture

1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0300 F (925) 945-6688
www.environmentalforesight.com

PROGRAM AMENITY LEGEND

- 1 PARKING LOT W/ EVERGREEN SHRUBS AND SHADE TREES (445 PARKING SPACES TOTAL)
 - 40 VISITOR PARKING SPACES
 - 2 ADA PARKING SPACES
 - 5 SERVICE VEHICLE PARKING SPACES
 - 2 LOADING/UNLOADING SPACES
- 2 PROPERTY LINE, TYPICAL
- 3 VEHICULAR DRIVING GATE WITH INFORMATIONAL SIGNAGE (OPERATION HOURS 120 BY CITY)
- 4 VISITOR ENTRY & PASSENGER DROP-OFF AREA
- 5 PARK ENTRY SIGNAGE
- 6 RESTROOM FACILITY PER CITY STANDARD W/
 - ADA ACCESSIBLE PATH OF TRAVEL FROM TO ADA PARKING
 - ADA DRINKING FOUNTAIN
 - BICYCLE RACKS
 - TRASH RECEPTACLES
 - VEGETATIVE BUFFER
- 7 SCULPTURAL LANDSCAPE MOUNDS, TYPICAL
- 8 ADA ACCESSIBLE CONCRETE PARK PATHWAYS, TYPICAL (5'-0" - 6'-0" WIDE)
- 9 BASKETBALL COURTS (54' X 50' NCAA MEN)
 - ADA BENCH SEATING & TRASH RECEPTACLE, TYPICAL
 - VEGETATIVE PLANTINGS
 - ASPHALT PAVING
- 10 2-8 PLAYGROUND AREA W/
 - 2-8 PLAY EQUIPMENT BY MIRACLE PLAY, INC.
 - ADA ACCESSIBLE PATH AND LANDING
 - FENCED IN PLACE RESIDENT BURNING
- 11 5-12 PLAYGROUND AREA W/
 - 5-12 PLAY EQUIPMENT BY MIRACLE PLAY, INC.
 - ADA ACCESSIBLE PATH AND LANDING
 - FENCED IN PLACE RESIDENT BURNING
- 12 PICNIC DINING AREA
 - CONCRETE PICNIC TABLES, TRASH RECEPTACLES & COMMERCIAL BBQ
 - SHADE SAIL STRUCTURE BY U.S.A. SHADE, INC.
 - OPEN SPACE FOR EVENT GATHERING OR CONCRETE PAVING
 - (5) CITY 24" BOX SHADE TREES (2 CITY TREE GRATES @ PAVING)
- 13 TRAIL NODE W/ CONCRETE PICNIC TABLES, TRASH RECEPTACLES & BBQ GRILL BY KAY PARK, INC., TYPICAL
- 14 OPEN LAWN AREA, INFORMAL PLAY
- 15 EXISTING C.S. BASIN TO REMAIN
- 16 INFORMAL LAWN SOCCER FIELD (240' X 225' NCAA SOCCER)
- 17 LITTLE LEAGUE BASEBALL FIELD
 - DUG-OUTS
 - BLEACHERS
 - BACKSTOP & FENCING AT FOUL LINE
 - ADA DRINKING FOUNTAIN
 - BICYCLE RACK
 - TRASH RECEPTACLES
 - BENCH SEATING
- 18 BUFFER PLANTINGS W/ EVERGREEN SCREEN TREES
- 19 PEDESTRIAN CONNECTION @ PARKING LOT
- 20 DOG PARK (45,000 S.F.) W/
 - TURF & DECOMPOSED GRANITE SURFACING W/ SHADE TREES
 - PERIMETER 3'-0" HT. GALVANIZED FENCING PER CITY STANDARD W/ ENTRY CORRAL AND SEPARATE LARGE & SMALL DOG AREAS
 - PET WASTE STATION & TRASH RECEPTACLES
 - OUTDOOR BENCH SEATING BY KAY PARK, INC.
 - ADA DRINKING FOUNTAINS W/ DOG BOWLS
 - ADJACENT PLANTINGS AROUND PERIMETER
- 21 EVERGREEN SCREEN TREES, TYPICAL
- 22 DECIDUOUS CANOPY PARK TREES, TYPICAL
- 23 FLOWERING ACCENT TREES, TYPICAL
- 24 STREET TREES PER CITY OF ANTIOCH DESIGN GUIDELINE, TYPICAL
- 25 CONCRETE SEAT WALL W/ SHADE TREE
- 26 BENCH, 6' LENGTH
- 27 PYLE LIGHT, HEIGHTS TO BE DETERMINED
- 28 3' HT. GALVANIZED CHAIN LINK FENCE
- 29 FOLLIARD @ PEDESTRIAN WALK & DRIVE CROSSINGS, PER CITY STANDARDS
- 30 PICNIC TABLE IN DECOMPOSED GRANITE W/ SHADE TREE & TRASH RECEPTACLES



DAVIDSON HOMES

ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0200
www.environmentalforesight.com

DATE: 10/08/20
JOB# 1000001

L-1
1 of 4

PLAY EQUIPMENT



Play Structure for 2-5 age by Miracle Playsystems, Inc.



Play Structure for 5-12 age by Miracle Playsystems, Inc.

SPORTS COURTS



Basketball Court w/ Asphalt Paving (84'x50' NCAA)



Soccer Field Overlaid by Baseball Field

RESTROOM FACILITIES



PARK LANDSCAPE



SITE AMENITIES



Steel Bike Rack (6 bikes) by Kay Park & Recreation



3-Point Shade Sail Structure by USA Shades, Inc.



Dogipot Pet Station by Kay Park & Recreation



ADA Drinking Fountain w/ Pet Fountain Attachment by Kay Park & Recreation



Galvanized Chain Link Fence by All American Fence



Adjustable Park Grill by Kay Park & Recreation (37" Ht./ In-ground Mounted)



Picnic Table by Kay Park & Recreation



Boulder with commemorative plaque honoring Jacuzzi Knolls family



Trash & Recycling Receptacles by Kay Park & Recreation



6'-0" Long Steel Bench w/ Arms by Kay Park & Recreation



Bollard @ Pedestrian Walkway

PARK RIDGE PARK

City of Antioch, Contra Costa County, California



CONCEPTUAL LANDSCAPE PLAN
INSPIRATIONAL IMAGES

NOT FOR CONSTRUCTION



ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

DATE: 10/28/10
JOB# 100001 L-2
2 of 4

MATCHLINE, SEE SHEET L-4

MATCHLINE, SEE SHEET L-4



PROGRAM AMENITY LEGEND

- ① PARK CONNECTION POINT TO OPEN SPACE HILLSIDE TRAIL
- ② OPEN SPACE W/ NON-IRRIGATED HYDRAGEED / NATURAL HILLSIDE
- ③ OVERLOOK VIEWING SPACE @ TOP OF HILL
- ④ LOOP TRAIL @ ADJACENT PARK
- ⑤ LOOP TRAIL CONNECTION @ PARK PARKING LOT
- ⑥ CONCRETE OPEN SPACE TRAIL @ WIDE, TYPICAL
- ⑦ CONMEMORATIVE BOULDER PLAQUE @ OPEN SPACE ENTRY

HILLSIDE OPEN SPACE TRAIL

(TYPICAL TREATMENT)

City of Antioch, Contra Costa County, California



CONCEPTUAL LANDSCAPE PLAN

NOT FOR CONSTRUCTION



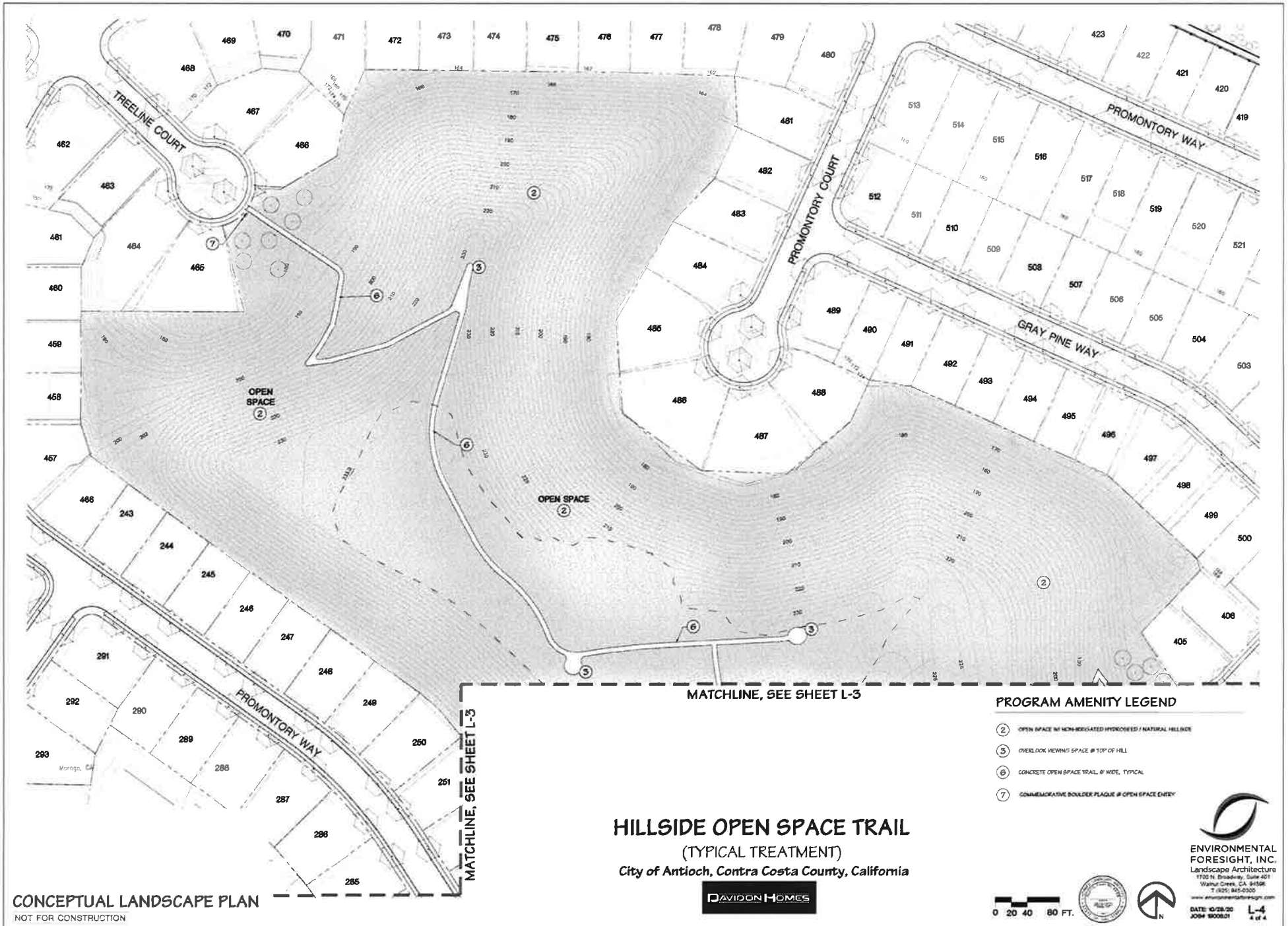
ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
708.251.9455

www.environmentalforesight.com

DATE: 12/28/20
JOB# 18008.01

L-3
3 of 4





PROGRAM AMENITY LEGEND

- ② OPEN SPACE W/ NON-IRRIGATED HYDRONERSED / NATURAL HILLSIDE
- ③ OVERLOOK VIEWING SPACE @ TOP OF HILL
- ⑥ CONCRETE OPEN SPACE TRAIL @ WIDE, TYPICAL
- ⑦ COMMEMORATIVE BOULDER PLAQUE @ OPEN SPACE ENTRY

HILLSIDE OPEN SPACE TRAIL (TYPICAL TREATMENT) City of Antioch, Contra Costa County, California

DAVIDSON HOMES

ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
1705 N. Broadway, Suite 401
Walnut Creek, CA 94597
T 925 945-0300
www.environmentalforesight.com

0 20 40 80 FT.



DATE: 10/28/20
JOB# 100001 L-4
4 of 4

CONCEPTUAL LANDSCAPE PLAN
NOT FOR CONSTRUCTION

ATTACHMENT "D"



ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture

Park Ridge Park - Antioch, California

ESTIMATE OF PROBABLE COSTS - 10/28/20

Based on the 'Preliminary Landscape Plan' dated 10/28/20

DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
Site Preparation & Grading				
Mobilization, Erosion Control, Staking & Layout & Const. Fencing	LS	1	\$ 200,000.00	\$ 200,000.00
Rough Grading	SF	370,000	\$0.45	\$166,500.00
			Sub-total	\$ 366,500.00
Civil Utilities				
Storm System, Domestic Water, Sewer & Drainage	LS	1	\$200,000.00	\$200,000.00
			Sub-total	\$ 200,000.00
Site Lighting & Electrical Utilities				
Electrical meter pedestal, controls, wiring, trenching & misc.	LS	1	\$50,000.00	\$50,000.00
12' HT. Pole Lights (including base)	EA	20	\$5,000.00	\$100,000.00
(not including parking lot)			Sub-total	\$ 150,000.00
Hardscape				
Standard Concrete Pedestrian Paving (no color)	SF	25,717	\$ 12.00	\$308,604.00
Asphalt Paving at Parking Lot	SF	16,926	\$ 4.50	\$76,167.00
Parking Lot Curbs	LF	790	\$ 20.00	\$15,800.00
Decomposed Granite Paving	SF	7,708	\$ 7.00	\$53,956.00
Basketball Court Paving with Line Striping	SF	16,000	\$ 6.50	\$104,000.00
Play Surface (Poured in Place Resilient Surface)	SF	4,602	\$ 22.00	\$101,244.00
Concrete Seat Walls	LF	38	\$ 180.00	\$6,840.00
Concrete Open Space Trail	LF	24,084	\$ 12.00	\$289,008.00
			Sub-total	\$ 955,619.00
Site Furnishings				
Picnic table	EA	9	\$3,500.00	\$31,500.00
Bench	EA	14	\$2,500.00	\$35,000.00
Bike Racks (6 bikes each)	EA	2	\$1,000.00	\$2,000.00
Trash & Recycling Receptacles (Pair)	EA	10	\$2,400.00	\$24,000.00
Drinking Fountains	EA	3	\$8,000.00	\$24,000.00
Dog Waste Disposal w/ Trash Can	EA	2	\$600.00	\$1,200.00
Charcoal Grill	EA	4	\$600.00	\$2,400.00
Tree Grates	EA	3	\$1,200.00	\$3,600.00
			Sub-total	\$ 123,700.00
Site Structures				
Restroom (w/ drinking fountains)	EA	1	\$130,000.00	\$130,000.00
Play structure - (5-12 yrs)	EA	1	\$80,000.00	\$80,000.00
Play structure - (2-5 yrs)	EA	1	\$65,000.00	\$65,000.00
Shade Sail (38' x 29')	EA	1	\$18,000.00	\$18,000.00
Swing Set	EA	1	\$8,000.00	\$8,000.00
Basketball Hoops	EA	4	\$6,000.00	\$24,000.00
Baseball Field (Backstop, Dugouts, Bleacher & Fencing)	LS	1	\$35,000.00	\$35,000.00
3'-6" HT. Galvanized Chain Link Fence & Gates (Dog Park)	LF	640	\$18.00	\$11,520.00
3' HT. Chain Link Fence	LF	1067	\$16.00	\$17,072.00
Double Vehicular Gate	EA	2	\$8,000.00	\$16,000.00
Entry Monument Sign	EA	1	\$8,000.00	\$8,000.00
Boulder w/ Plaque @ Open Space Trail Entry (1 @ each location)	EA	4	\$1,500.00	\$6,000.00
Bollards @ Pedestrian Walk & Drive Intersections	EA	4	\$400.00	\$1,600.00
			Sub-total	\$ 420,192.00

Irrigation

Shrub Bubbler	SF	96,374	\$	3.00	\$	289,122.00
Lawn Spray	SF	195,025	\$	1.00	\$	195,025.00
Tree Bubbler - On-grade	EA	201	\$	125.00	\$	25,125.00
Controllers	LS	1	\$	35,000.00	\$	35,000.00
Sub-total						\$ 544,272.00

Planting

24" Box Trees	EA	5	\$	350.00	\$	1,750.00
15 Gallon Trees	EA	196	\$	200.00	\$	39,200.00
Shrubs & Groundcovers (5 gal, 1 gal) & Soil Prep	SF	96,374	\$	4.50	\$	433,683.00
Turf Lawn	SF	195,025	\$	1.00	\$	195,025.00
Bark Mulch	SF	96,374	\$	0.35	\$	33,730.90
Header (Plastic)	SF	1,210	\$	6.00	\$	7,260.00
Sculptural Mound Fine Grading	CY	460	\$	15.00	\$	6,900.00
Sub-total						\$ 717,548.90

Maintenance

Maintenance Cost Per City of Antioch

TBD

Total Landscape Estimate of Probable Costs	\$	3,477,831.90
Contingency (10%)	\$	347,783.19
GRAND TOTAL	\$	3,825,615.09

ASSUMPTIONS

1. This Cost Estimate is for conceptual budget purposes only and does not reflect a firm construction price.
2. The final contractor's estimate may vary based upon prevailing contractor cost of material and labor.
3. The following are not included in this Cost Estimate:
 - a. Domestic Water Meter
 - b. Irrigation Water Meter