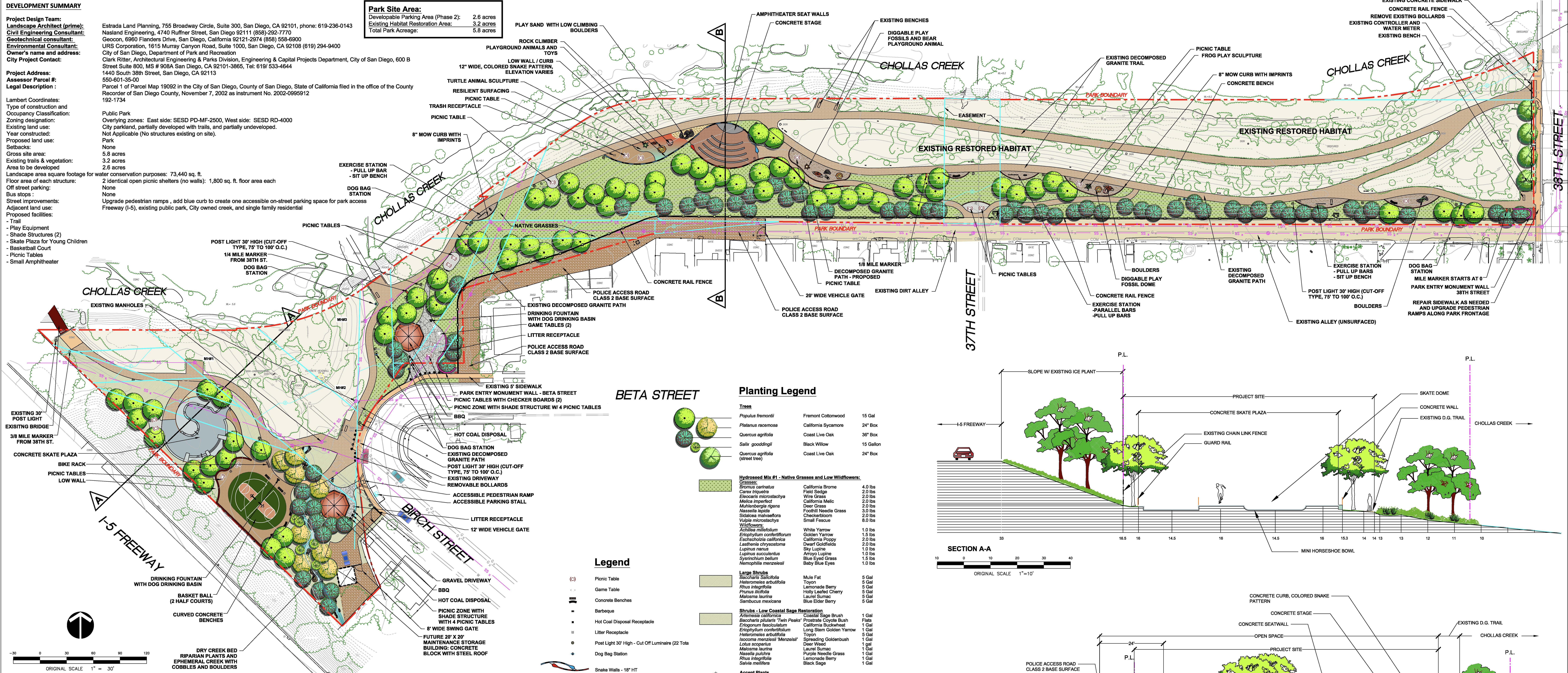


DEVELOPMENT SUMMARY

Project Design Team:
Landscape Architect (prime): Estrada Land Planning, 755 Broadway Circle, Suite 300, San Diego, CA 92101, phone: 619-236-0143
Civil Engineering Consultant: Nasland Engineering, 4740 Ruffner Street, San Diego 92111 (858) 292-7770
Geotechnical Consultant: Geocor, 6960 Flanders Drive, San Diego, California 92121-2974 (619) 558-6900
Environmental Consultant: URS Corporation, 1615 Murray Canyon Road, Suite 1000, San Diego, CA 92108 (619) 294-9400
Owner's name and address: City of San Diego, Department of Park and Recreation
City Project Contact: Clark Ritter, Architectural Engineering & Parks Division, Engineering & Capital Projects Department, City of San Diego, 600 B Street Suite 800, MS # 908A San Diego, CA 92101-3865, Tel: 619/ 533-4644
Project Address: 1440 South 38th Street, San Diego, CA 92113
Assessor Parcel #: 550-601-35-00
Legal Description: Parcel 1 of Parcel Map 19092 In the City of San Diego, County of San Diego, State of California filed in the office of the County Recorder of San Diego County, November 7, 2002 as instrument No. 2002-0995912 192-1734

Lambert Coordinates:
Type of construction and Occupancy Classification: Public Park
Zoning designation: Overlying zones: East side: SESD PD-MF-2500, West side: SESD RD-4000
Existing land use: City parkland, partially developed with trails, and partially undeveloped.
Year constructed: Not Applicable (No structures existing on site).
Proposed land use: Park
Setbacks: None
Gross site area: 5.8 acres
Existing trails & vegetation: 3.2 acres
Area to be developed: 2.6 acres
Landscape area square footage for water conservation purposes: 73,440 sq. ft.
Floor area of each structure: 2 identical open picnic shelters (no walls): 1,800 sq. ft. floor area each
Off street parking: None
Bus stops: None
Street improvements: Upgrade pedestrian ramps, add blue curb to create one accessible on-street parking space for park access
Adjacent land use: Freeway (I-5), existing public park, City owned creek, and single family residential
Proposed facilities:
 - Trail
 - Play Equipment
 - Shade Structures (2)
 - Skate Plaza for Young Children
 - Basketball Court
 - Picnic Tables
 - Small Amphitheater

Park Site Area:
 Developable Parking Area (Phase 2): 2.6 acres
 Existing Habitat Restoration Area: 3.2 acres
 Total Park Acreage: 5.8 acres



Park Concept:
 This 2.6 acre neighborhood park will add new recreation facilities south of the existing trail and native habitat restoration completed in 2004. The park proposes new seating, picnic tables, exercise stations, and natural play elements along the existing trail. The southwestern portion of the park will include more active park elements. A basketball area with two half courts is located near the freeway slope. A small skate plaza will be constructed on the existing mounded area, and will include smooth paving, shallow bowl, and ramps, steps and benches and a central circular area to allow a place to skate or skateboard away from the street and residences. Two large shade structures with four picnic tables each will provide a place for large gatherings and barbecues. A small plaza with game tables will be provided near the street. A location for a future Park and Recreation storage building is proposed on the southernmost end of the park to store items essential for park maintenance. This area would be fenced.

The trail provides a 3/8 mile walking track from 38th Street to the Bridge with 1/8 mile markers. Along the trail, seating, picnic and play opportunities will be provided. The hill at the midpoint of the trail features a small outdoor amphitheater to provide an informal classroom for nature education, outdoor school classes and gatherings of volunteer groups. This area features a curving "snake wall" that provides a thematic element. Along the walking trail, impressions in the concrete edge provide interest and educational elements. These might include impressions of native animal paw prints, snake and lizard tracks, leaves, and rocks to illustrate and enhance the natural experiences.

Planting for the park expands the natural character of the existing restored riparian and coastal sage areas of Chollas Creek. Native trees, including Oaks, Sycamore, Poplar and Willows will provide shade throughout the park. The majority of the park will be seeded with un-mowed native grasses to allow use of the area and good visibility into the park. In less active areas, coastal sage scrub will be established to continue the existing restoration themes. To preserve the open views to the creek, few shrubs would be included. Along the drainage area at the south corner of the park, willow trees and ephemeral creek vegetation will be planted to create a dry creek bed.

Lighting and electrical:
 Security lighting will be provided along the trail with 30' high luminaires on precast concrete posts. The lighting will be a cut-off type adjusted to direct light only on the park site. Lighting is not proposed for the basketball or skate areas.

Irrigation:
 The park will be irrigated with potable water using an automatic irrigation system and accurately programmable controller. Watering will gradually be reduced as the native vegetation matures. A separate bubbler system will be installed to provide moisture to trees.

Maintenance:
 The park will be maintained by the City of San Diego Park and Recreation Department. Materials, equipment and designs will be selected to help minimize maintenance and replacement costs.

Notes:
 1. Locks for gates shall be either Knox Padlocks or non-case hardened breakaway padlocks capable of being cut with Fire Department bolt cutters.
 2. Trees shall be located 10' minimum from sewer lines.

BETA STREET

Planting Legend

Tree	Quantity
Populus fremontii	Fremont Cottonwood 15 Gal
Platanus racemosa	California Sycamore 24" Box
Quercus agrifolia	Coast Live Oak 36" Box
Salix goodingii	Black Willow 15 Gallon
Quercus agrifolia (street tree)	Coast Live Oak 24" Box

Hydroseed Mix #1 - Native Grasses and Low Wildflowers:

Grasses	Quantity
Bromus carinatus	California Brome 4.0 lbs
Carex triquetra	Field Sedge 2.0 lbs
Elymus microstachya	Wire Grass 2.0 lbs
Malva imperfolia	California Melic 2.0 lbs
Muhlenbergia rigens	Deer Grass 2.0 lbs
Nassella lepida	Foothill Needle Grass 3.0 lbs
Sidaea mahaveora	Checkerboom 2.0 lbs
Vulpia microstachya	Small Fescue 8.0 lbs
Wildflowers	
Achillea millefolium	White Yarrow 1.0 lbs
Eriophyllum confertiflorum	Golden Yarrow 1.5 lbs
Eschscholzia californica	California Poppy 2.0 lbs
Lathyrus chrysostrum	Dwarf Goldfields 2.0 lbs
Lupinus nanus	Sky Lupine 1.0 lbs
Lupinus succulentus	Arroyo Lupine 1.0 lbs
Syrinchium bellum	Blue Eyed Grass 1.5 lbs
Neomphala mezerisii	Baby Blue Eyes 1.0 lbs

Large Shrubs

Shrub	Quantity
Baccharis salicifolia	Mule Fat 5 Gal
Heteromeles arbutifolia	Toyon 5 Gal
Rhus integrifolia	Lemonade Berry 5 Gal
Prunus ilicifolia	Holly Leafed Cherry 5 Gal
Malosma laurina	Laurel Sumac 5 Gal
Sambucus mexicana	Blue Elder Berry 5 Gal

Shrubs - Low Coastal Sage Restoration

Shrub	Quantity
Artemisia californica	Coastal Sage Brush 1 Gal
Baccharis pilularis 'Twin Peaks'	Prostrate Coyote Bush 1 Gal
Eriogonum fasciculatum	California Buckwheat 1 Gal
Eriophyllum confertiflorum	Long Stem Golden Yarrow 1 Gal
Heteromeles arbutifolia	Toyon 1 Gal
Isocoma menziesii 'Menziesii'	Spreading Goldenbush 1 Gal
Lotus scoparius	Deer Weed 1 Gal
Malosma laurina	Laurel Sumac 1 Gal
Nassella pulchra	Purple Needle Grass 1 Gal
Rhus integrifolia	Lemonade Berry 1 Gal
Salvia mellifera	Black Sage 1 Gal

Accent Plants

Plant	Quantity
Muhlenbergia rigens	Deer Grass 1 Gal
Agave shawii	Shaw's Agave 5 Gal
Yucca schottigera	Yucca 5 Gal

Groundcover

Groundcover	Quantity
Iva haysiana	Sump Weed Flats
Baccharis pilularis 'Twin Peaks'	Prostrate Coyote Bush Flats
Eriogonum fasciculatum	Common Buckwheat Flats

Hydroseed Mix #2 - Low Coastal Sage Restoration

Grasses	Quantity
Eriogonum fasciculatum	California Buckwheat 2.0 lbs
Eriophyllum confertiflorum	Long-Stem Golden Yarrow 1.0 lbs
Encelia californica	California Encelia 1.0 lbs
Eschscholzia californica	California Poppy 1.0 lbs
Isocoma menziesii 'Menziesii'	Spreading Goldenbush 1.0 lbs
Lotus scoparius	Goldenfields 1.0 lbs
Deer Weed	1.0 lbs
Lupinus nanus	Sky Lupine 1.0 lbs
Mimulus aurantiacus	Coast Moneyflower 2.0 lbs
Mirabilis laevis ssp. Crassifolia	Coastal Whitebone Bush 2.0 lbs
Nassella pulchra	Purple Needlegrass 1.0 lbs
Syrinchium bellum	Blue-Eyed Grass 1.0 lbs
Vulpia microstachya	Small Fescue 5.0 lbs

Shrubs - Ephemeral Creek Areas

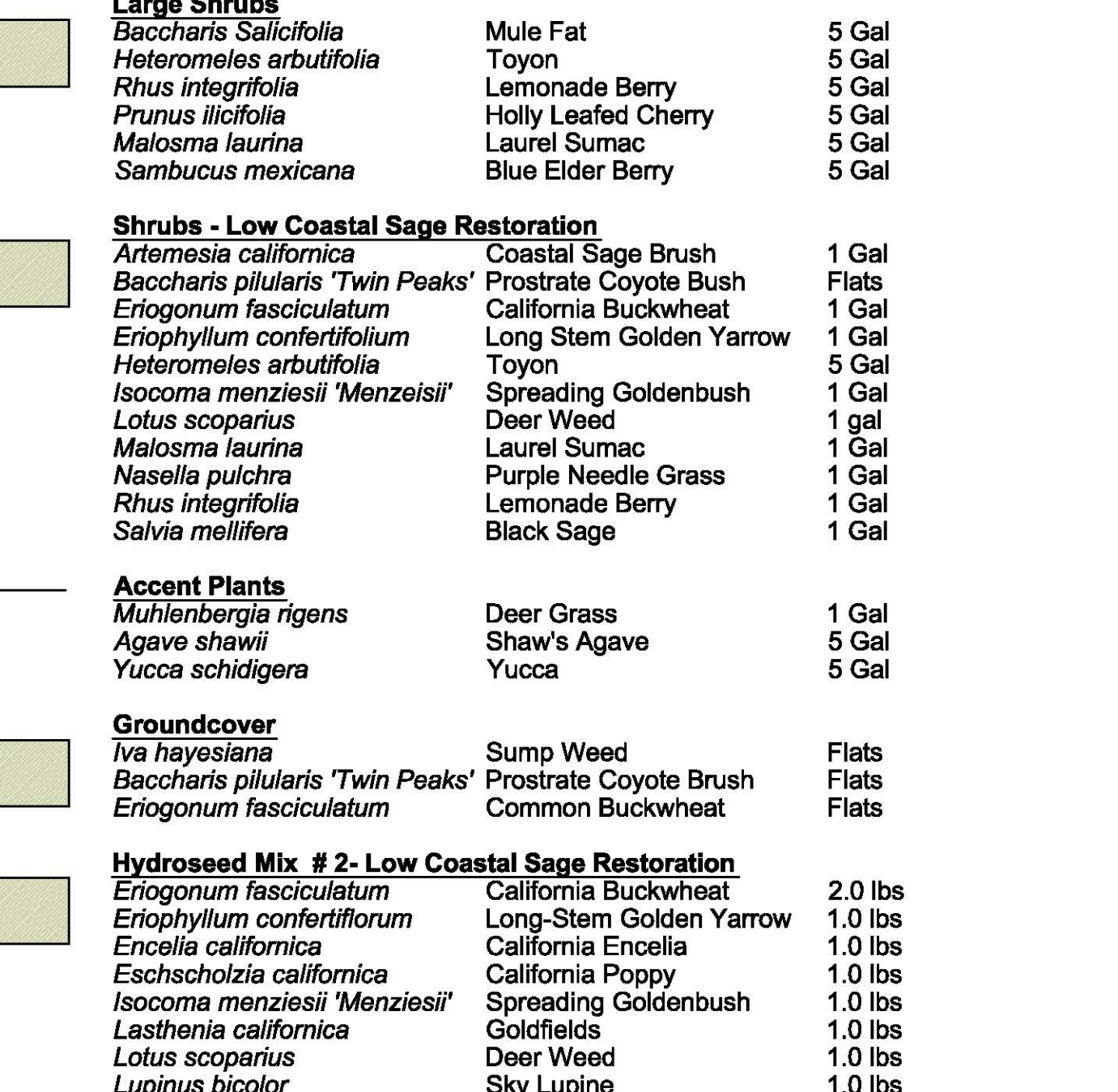
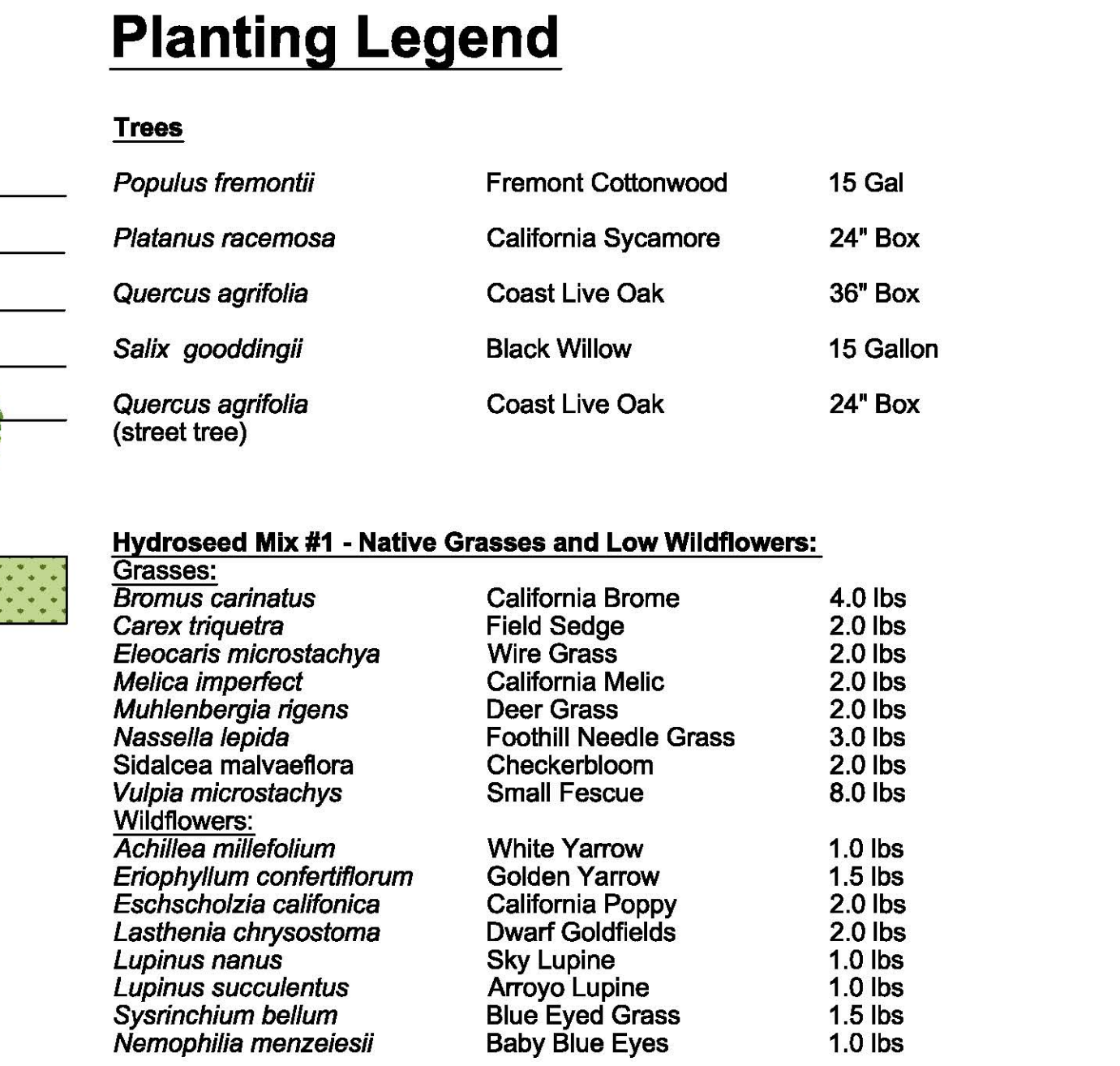
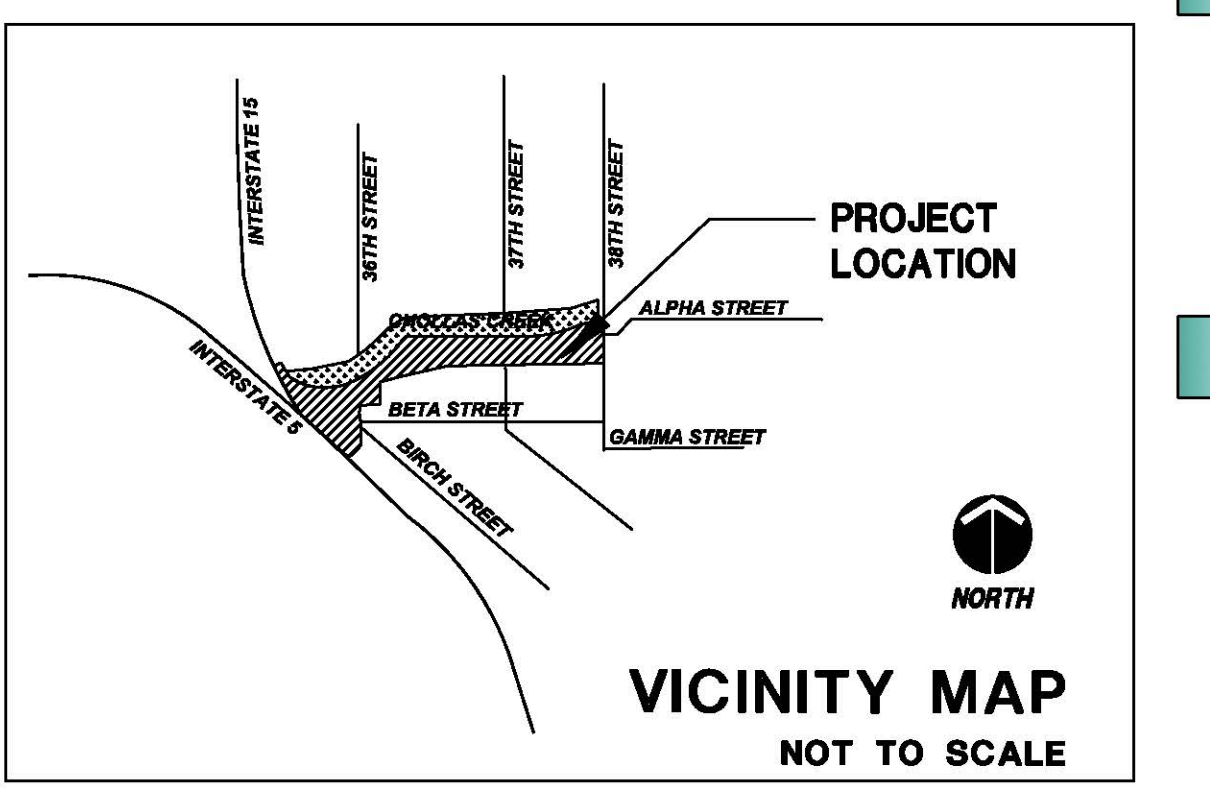
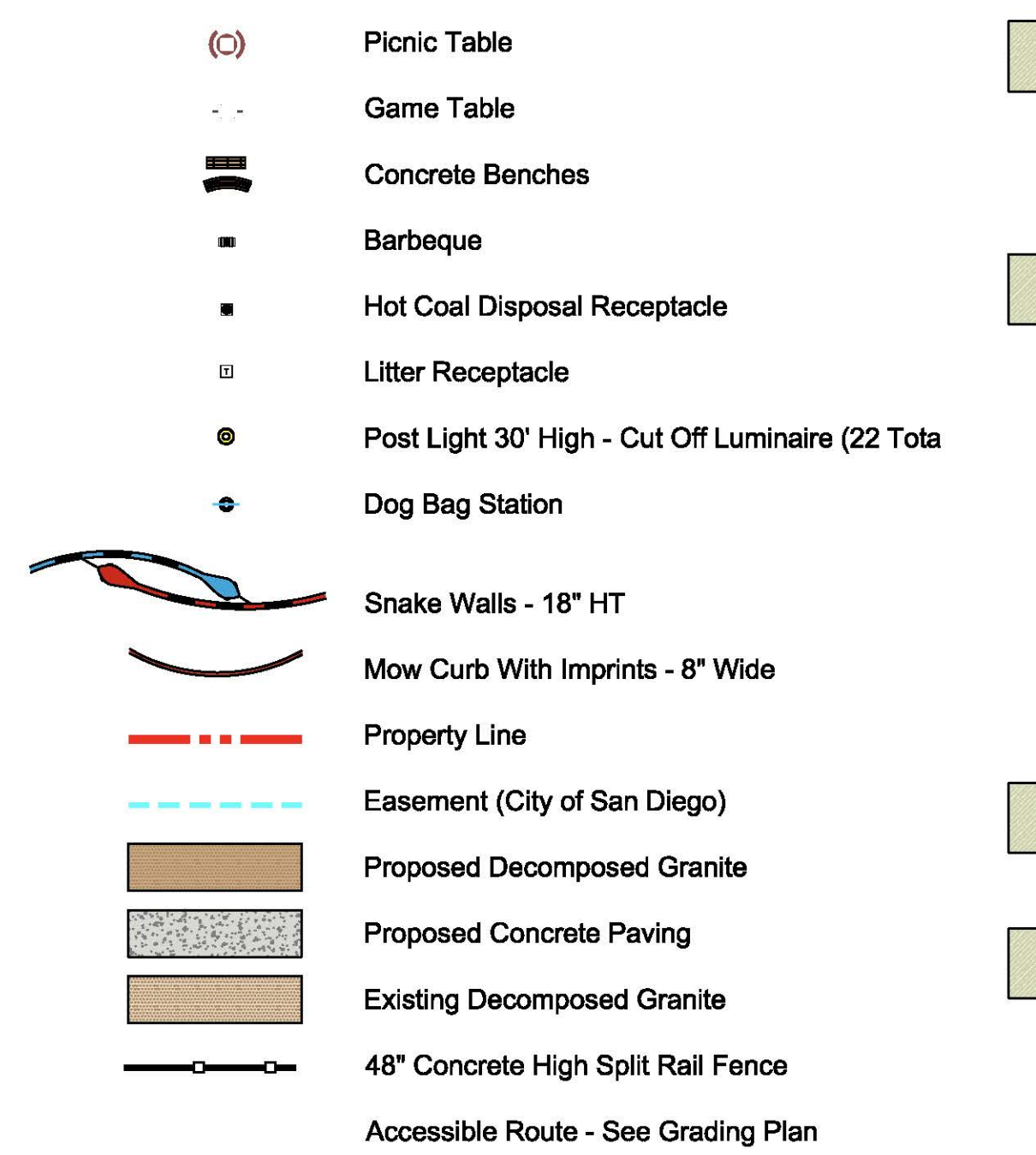
Shrub	Quantity
Artemisia douglasiana	Woods Mugwort 1 Gal
Juncus acutus Ssp. Leopoldii	Southern Spiny Rush 1 Gal
Iva haysiana	San Diego Marsh Elder 1 Gal
Pluchea odorata	Marsh Fleabane 1 Gal
Salix exigua	Narrow-Leaf Willow 1 Gal
Artemisia palmeri	Palmer's sagewort 1 Gal
Muhlenbergia rigens	Deer Grass 1 Gal
Rosa californica	California Rose 1 Gal
Sambucus mexicana	Blue Elderberry 5 Gal

Hydroseed Mix #3 - Ephemeral Creek Areas

Grasses	Quantity
Ambrosia psyclostachya	Western Ragweed 1.0 lbs
Artemisia douglasiana	Douglas Mugwort 1.0 lbs
Artemisia palmeri	Palmer's Sagewort 1.0 lbs
Iva haysiana	Poverty Weed 1.0 lbs
Lathyrus californicus	Common Goldfields 1.0 lbs
Muhlenbergia rigens	Deergrass 1.0 lbs
Pluchea odorata	Marsh Fleabane 1.0 lbs
Plantago erecta	Dot-Seeded Plantain 1.0 lbs
Solidago californica	California Goldenrod 1.0 lbs
Vulpia microstachya	Small Fescue 5.0 lbs

Ephemeral Creek Bottom Treatment

4" to 6" Dim. Native Cobblestones Placed in Creek Bottom. Average 8" Depth. minimize maintenance and replacement costs.



General Development Plan

SOUTHCREST TRAILS

A City of San Diego Neighborhood Park

Southcrest, City of San Diego

Estrada Land Planning
 10000 La Jolla Village Drive, Suite 300
 San Diego, California 92037-0644
 (619) 591-1411
 ELP@estrada.com

City of San Diego Seal

REVISION

REVISION	DATE	BY	PROJECT MGR.	V.E.
1	7/14/10	ELP		

DESIGNED BY: K.N./S.M.
DRAWN BY: K.N.
SCALE: AS SHOWN
ELP JOB NO.: 122-55

General Development Plan For:

SOUTHCREST TRAILS

CITY OF SAN DIEGO, CALIFORNIA
 ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
 SHEET 1 OF 6 SHEETS

DESCRIPTION	BY	APPROVED	DATE	PLUMB	PGK
ORIGINAL	ELP		7/14/10		

NO. 88 00001
 192-1734
 LAMBERT COORDINATES

CONTRACTOR: DATE SHEET: DATE COMPLETED: D