



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: February 7, 2005 REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of February 17, 2005

SUBJECT: Del Mar Mesa Neighborhood Park General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for the Del Mar Mesa Neighborhood Park?

Director's Recommendation: Recommend approval of the proposed GDP for the Del Mar Mesa Neighborhood Park.

Other Recommendations: The following groups have reviewed and considered the proposed GDP. Actions taken and recommendations made by these groups are listed under Discussion below.

- Carmel Valley Recreation Council
Approved the park GDP on October 5, 2004 with a vote of 12-0-1
- Community Parks 1 Area Committee
Unanimously approved the park GDP on November 3, 2004
- Design Review Committee
Unanimously approved the park GDP on November 10, 2004
- Del Mar Mesa Community Planning Board
Authorized a letter of support for the proposed GDP to the Carmel Valley Recreation Council, dated September 9, 2004

Fiscal Impact: The park development project will be funded by the Del Mar Mesa Facilities Benefit Assessment (FBA).

Park Development Projected Costs

Land Acquisition and Rough Grading	\$1,000,000
Design, Administration, Permits, Fees	\$420,000

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Construction and Inspection	\$1,980,000
Total Park Development	\$3,400,000

Operations and Maintenance

The cost to operate and maintain this project on an annual basis is estimated at \$65,000. This includes all staffing, labor, material, equipment, supplies, etc. This project is located in a park deficient community and the funding source will be the general fund. A funding request by the department will be made to the City Manager in the budget year the facility goes into operation.

Water and Energy Conversation Status: The proposed GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: The Environmental Analysis Section of the Development Services Department has determined this park site was adequately addressed in the Del Mar Mesa Master Environmental Impact Report (MEIR), DEP No. 95-0353 and the Findings to the MEIR for Duck Pond Ranch, LDR No. 99-0729, and that no additional environmental documents need to be prepared for the project.

BACKGROUND

The project is located south of State Route 56 on Carmel Mountain Road at the eastern end of Del Mar Mesa Road in the community of Del Mar Mesa. The park site is 3.96 acres in size with 3.76 acres useable for park activities. The park is bounded on the north, east and south sides by single family residential developments. Carmel Mountain Road runs along the park's western boundary and a private road, Duck Pond Lane, runs along the southern boundary. Rough grading of the park site was completed in 2004 as a part of the Duck Pond Ranch development through a Park Development Agreement with Sea Breeze Investments, LLC.

The Carmel Valley Recreation Council sponsored two public workshops to gather community input on the park's design. These workshops were held in April and May of 2004. Through those workshops and input from the Park and Recreation Department's operations and maintenance division, the following amenities have been identified to be included in the park:

- Children's play area
- Picnic areas
- Small picnic shade shelters
- A perimeter loop path
- Small restroom building
- Open turf area for informal play
- Half court basketball court
- Groves of trees
- Accommodations for equestrians utilizing the Del Mar Mesa trail system
- Small parking area

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DISCUSSION

Community members attending the public workshops desired that the park maintain the rural character associated with the community of Del Mar Mesa. To achieve this character, natural materials such as decomposed granite are proposed for the park's walkways and parking lot. Concrete paving will be limited to those areas where necessary for maintenance and accessibility purposes. Split rail fencing, similar to the fencing along the community's trail system, will be used to separate use areas such as the equestrian area from the parking lot, park turf areas and the playground. Security lighting will be limited to the parking area in order to accommodate the dark night skies identified in the Del Mar Mesa Community Plan.

The Carmel Valley Recreation Council approved the GDP on October 5, 2004 with a vote of 12 in favor, 0 against and 1 abstention. As a part of their motion of approval, the Carmel Valley Recreation Council made the following recommendations:

- the turf area in the eastern portion of the park be graded to 2% maximum
- no trees with invasive roots in or near the turf areas
- use fewer Sycamore trees
- play area safety surfacing should be a combination of sand and resilient rubber
- use a sports turf mix for lawn areas
- no trees planted within the turf area at the eastern portion of the park
- the plant palette for the park should be compatible with the rural character of the community

The Community Parks 1 Area Committee unanimously approved the GDP on November 3, 2004. As a part of their motion of approval, the Community Parks 1 Area Committee made the following recommendations:

- incorporate all the recommendations of the Carmel Valley Recreation Council
- the fence along the top of the drainage channel should include maintenance gates
- study and address drainage from corral area
- no plantings between DG path and turf at park's eastern end, use grass swale
- remove gate between corral area and park

After studying the recommendations of the Community Parks 1 Area Committee, the Park and Recreation Department has decided to maintain some plantings between the DG path and the turf at the eastern end of the park to maintain the rural character of the park. The gate between the park and the corral will remain based on comments from the equestrian community within Del Mar Mesa stating the gate will provide riders immediate access to the corral from the park should a problem arise within the corral. The remainder of the recommendations was, or will be, incorporated into the GDP.

The Design Review Committee unanimously approved the GDP on November 10, 2004. As a part of their motion of approval, the Design Review Committee made the following recommendation:

- plant no Sycamore trees within the turf areas of the park

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The Design Review Committee excluded the park signage from their GDP approval because the community may choose to rename the park; however, the Committee was satisfied with the sign's location and proposed materials.

ALTERNATIVES

1. Approve the proposed General Development Plan for Del Mar Mesa Neighborhood Park with modifications.
2. Reject the proposed General Development Plan for Del Mar Mesa Neighborhood Park.

Respectfully submitted,

April Penera, Deputy Director
Park Planning & Development Division

Prepared by: Jim Winter

JW/jw

Attachment: General Development Plan and Site Sections
Letter from the Del Mar Mesa Community Planning Board
Aerial Photograph of the Park Site, 2002