



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: November 10, 2020

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of November 19, 2020

SUBJECT: 3Roots Community Park General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for 3Roots Community Park.

Department Recommendation

Recommend approval of the proposed General Development Plan for 3Roots Community Park GDP.

Other Recommendations

The Mira Mesa Recreation Council (MMRC) has reviewed and considered the GDP. Actions taken and recommendations made are listed under Background below.

Fiscal Impact –The Mesa Canyon Partners LLC, SPIC Mesa LLC, and SH Mesa LLC as Owners and Permittees will be responsible for design and construction of the proposed Community Park. The 3Roots Community Park will become the property of the City of San Diego upon completion. At that time the City will be responsible for the long-term maintenance of the park with an annual estimated maintenance cost of \$500,000.

Water and Energy Conservation Status – The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – The City of San Diego as Lead Agency under the California Environmental Quality Act (CEQA) has prepared an Environmental Impact Report for the 3Roots Community Park, which is within the entire 3 Roots development project, Project No. 587128. A copy of this document is available for download at:
<https://onbase.sandiego.gov/OnBaseAgendaOnline/Documents/ViewDocument/Environmental%20Document.pdf.pdf?meetingId=4078&documentType=Agenda&itemId=192080&publishId=417134&isSection=false>

BACKGROUND

The 3Roots Community Park is in the central portion of the Mira Mesa community, between Interstate-15 to the east and Camino Santa Fe to the west. The northern boundary of the park will be Carroll Canyon Road, and the southern boundary is Open space/Non-MHPA.

For more than 60 year the Site's primary use was for rock mining operation. On December 6, 1994 the San Diego City Council adopted the amended Mira Mesa Community Plan for Carroll Canyon Master Plan. The Re-Zone for a mixture of land uses includes: Open space, Parks, Residential, Commercial, and Industrial.

During 2018 the 3Roots Community Park GDP received three separate community input sessions. On 10/16/2018 the project was presented to the MMRC and voted 11-1 to recommend approved for the project.

On September 29th 2020 the San Diego City Council unanimously approved the Mira Mesa Community Plan Amendment for 3Roots (project No. 587128), which included the 23.65 Acre 3Roots Community Park. A copy of the approving documents is available for download at:

<https://onbase.sandiego.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=4078&doctype=3>

DISCUSSION

The 3Roots multi-purpose development includes a new community park to serve the needs of the residents. The 23.65 Acre 3Roots Community Park will be located on the south side of Carroll Canyon Road and east of Camino Santa Fe. The Park is contemporary design to support active and passive park activities. The prominent features of the park includes: multi-purpose sports fields, open turf, basketball courts, playgrounds, dog-off-leash areas, walking/biking paths, comfort stations/concession stands, shaded picnic areas, vehicle park, security lighting, field lighting, maintenance yard, and area for future Recreation Center.

Two separate areas for playgrounds and play equipment is designed to encourage the agility, balance, curiosity, and fitness.

One Off-leash dog area with three separate pens is designed for a variety of dog sizes and maturity. The approximately 72,105 square feet (1.65 acres) of dedicated off-leash dog activates is consistent with the area recommendation of the American Kennel Club.

The future Recreation Center will receive community input from MMRC and the Park and Recreation Board when funding for the project becomes available.

The parking lot is directly adjacent to Carroll Canyon Road, will have approximately 313 parking spots to accommodate enough parking for ADA compliance, park program activities, and future Recreation Center.

ALTERNATIVES

1. Recommend approval of the proposed General Development Plan with modifications.
2. Do not recommend approval of the proposed General Development Plan.

Respectfully submitted,

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cc: Council District 6 Office