

# THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED:

June 11, 2013

REPORT NO: 102

ATTENTION:

Park and Recreation Board Agenda of June 20, 2013

SUBJECT:

General Development Plan for Torrey Highlands Neighborhood Park South

and renaming the park Torrey Meadows Neighborhood Park

#### **SUMMARY**

<u>Issue</u> – Should the Park and Recreation Board approve the General Development Plan (GDP) for Torrey Highlands Neighborhood Park South and rename the park Torrey Meadows Neighborhood Park?

<u>Director's Recommendation</u> – Approve the General Development Plan (GDP) for Torrey Highlands Neighborhood Park South and rename the park Torrey Meadows Neighborhood Park.

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

Rancho Penasquitos Recreation Council Community Parks 1 Area Committee Design Review Committee

<u>Fiscal Impact</u> – The estimated total project cost for the design and construction of the neighborhood park is approximately \$3,500,000 which is fully funded with Torrey Highlands FBA funding as proposed in the Fiscal Year 2014 Budget and is anticipated for Fiscal Year 2014 per approved Scripps Ranch Miramar's Public Facilities Financing Plan (PFFP).

<u>Water and Energy Conservation Status</u> – The proposed Torrey Meadows Neighborhood Park will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

General Development Plan for Torrey Highlands Neighborhood Park South and renaming the park Torrey Meadows Neighborhood Park June 11, 2013

<u>Environmental Status</u> - The City of San Diego as Lead Agency under CEQA will submit this project to Development Services for Environmental review. It is anticipated that a Mitigated Negative Declaration will be prepared pursuant to State CEQA Guidelines.

#### BACKGROUND

This project provides for the design and construction of a 5 acre neighborhood park in Torrey Highlands, located along Torrey Meadows Drive, west of Torrey Ranch Court in the Rancho Penasquitos and Torrey Highlands communities, within Council District 5. Proposed improvements include a multi-purpose turf field, a half-court basketball court, children's play areas, walkways, site furnishings including picnic tables, picnic shelters, benches, water fountains, barbeques, hot coal and trash receptacles; security lighting, landscaping, drainage, a comfort station and accessibility upgrades.

This project is intended to contribute to satisfying the population-based park acreage requirements found in the City's General Plan.

#### **DISCUSSION**

On April 25, 2013 the Rancho Penasquitos Recreation Council voted to approve the GDP for Torrey Highlands Neighborhood Park South (11-0-0) with the following recommendations:

- Increase pedestrian lighting along the walkways.
- Change the playground safety surfacing in the play areas from only poured in place rubberized safety surfacing to a combination of rubberized surfacing and sand.
- Change the name of the park from Torrey Highlands Neighborhood Park South to Torrey Meadows Neighborhood Park.

Each of these recommendations was incorporated into the GDP for Torrey Highlands Neighborhood Park South/Torrey Meadows Neighborhood Park.

On June 5, 2013 the Community Parks I Area Committee voted (9-0-0) to recommend approval of the GDP for Torrey Highlands Neighborhood Park South and to rename the park Torrey Meadows Neighborhood Park.

On June 12, 2013 the GDP will be presented to the Park and Recreation Department Design Review Committee to seek their recommendation of approval. The results of the Design Review Committee meeting will be presented at the Park and Recreation Board meeting.

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General Development Plan for Torrey Highlands Neighborhood Park South and renaming the park Torrey Meadows Neighborhood Park

June 11, 2013

#### **ALTERNATIVES**

- 1. Approve the GDP for Torrey Highlands Neighborhood Park South as presented and rename the park Torrey Meadows Neighborhood Park.
- 2. Approve the GDP for Torrey Highlands Neighborhood Park South but do not rename it.
- 3. Approve the GDP for Torrey Highlands Neighborhood Park South with modifications.
- 4. Do not approve the Torrey Highlands Neighborhood Park South GDP.

Respectfully submitted,

Mark Nassar

Deputy Director, AEP Division

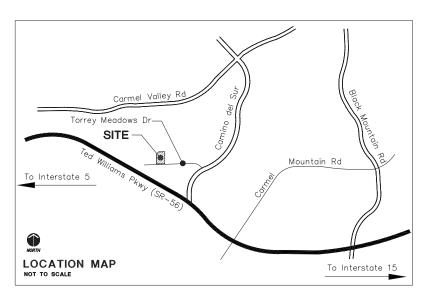
Prepared by: Mark Calleran

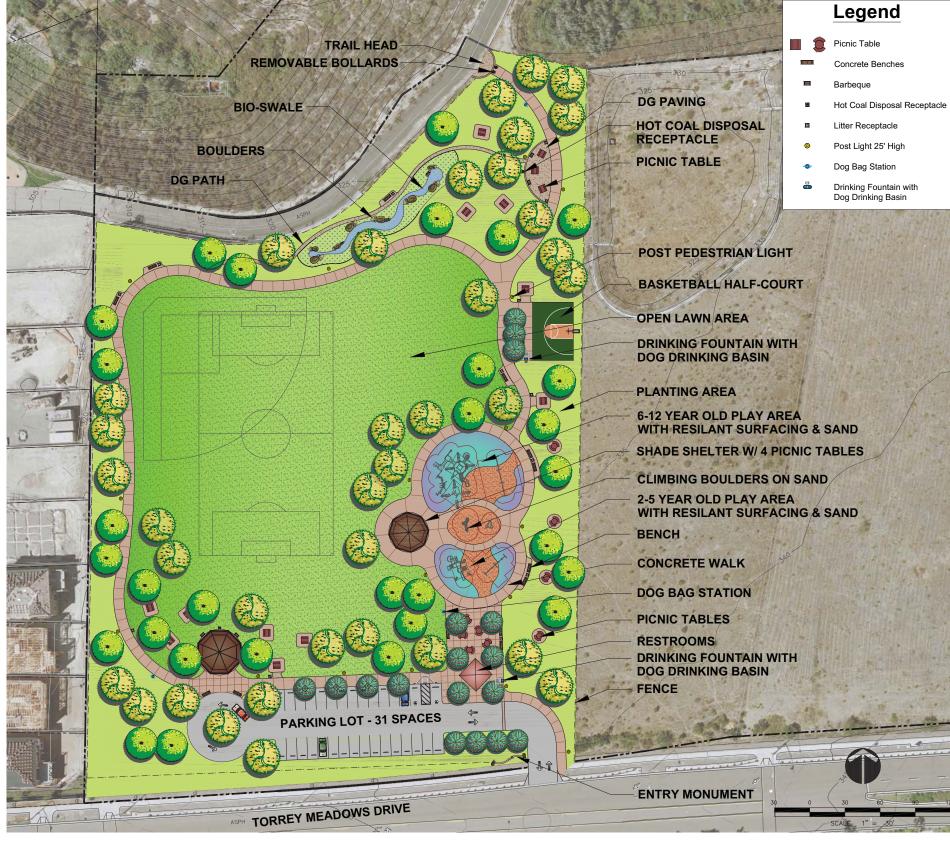
Project Manager, AEP Division

MC

cc: Council District 5







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	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.
/29/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.
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	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED		BACKSTOPS
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES
		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES
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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

### **TORREY MEADOWS** NEIGHBORHOOD PARK

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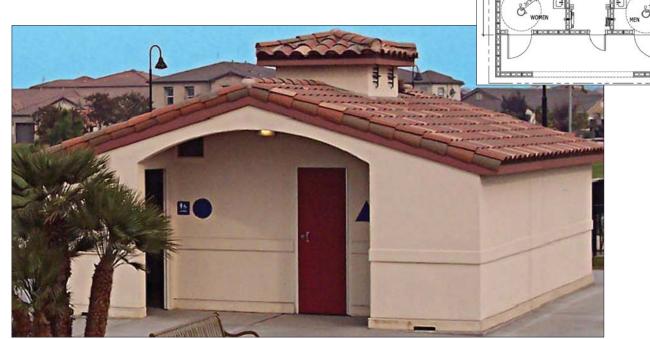
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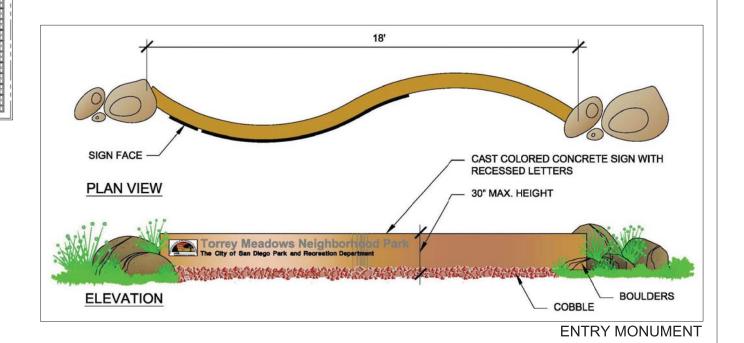


6-12 PLAY EQUIPMENT AND SWINGS





ADA ACCESSIBLE PREFABRICATED COMFORT STATION



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THE GENERAL DEVELOPMENT PLAN
TORREY MEADOWS
NEIGHBORHOOD PARK

PSD

COORDINATES: THOMAS BROTHERS PAGE: (PSD #)



**BIO-SWALE** 



OPEN LAWN AREA



NATIVE/LOW WATER USE PLANTS



DG TRAIL



ROCKS-N-ROPES PLAY AREA



ACCESSIBLE DRINKING FOUNTAIN WITH DOG DRINKING BASIN



RESILIENT SURFACING



BIKE RACK



SHADE STRUCTURE

COUNCIL DISTRICT: 5 COMMUNITY PLAN AREA: TORREY HIGHLAI

COUNCIL DISTRICT: 5		COMMUNITY PLAN AREA: TORREY HIS	GHLANDS										
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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

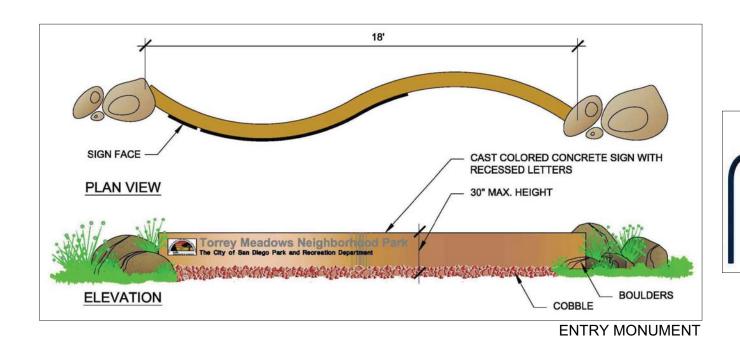
THE GENERAL DEVELOPMENT PLAN

TORREY MEADOWS NEIGHBORHOOD PARK

PSD COORDINATES: THOMAS BROTHERS PAGE: (PSD #)



6-12 PLAY EQUIPMENT AND SWINGS







2-5 PLAY EQUIPMENT AND SWINGS

COUNCIL DISTRICT: 5 COMMUNITY PLAN AREA: TORREY HIGHLANDS		
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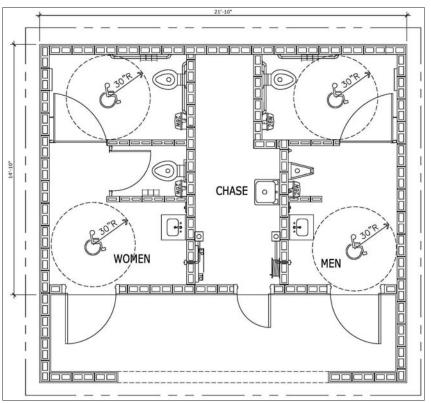
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

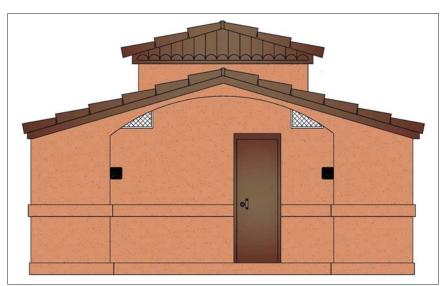
TORREY MEADOWS NEIGHBORHOOD PARK

COORDINATES: THOMAS BROTHERS PAGE:

PSD (PSD #)



FLOOR PLAN

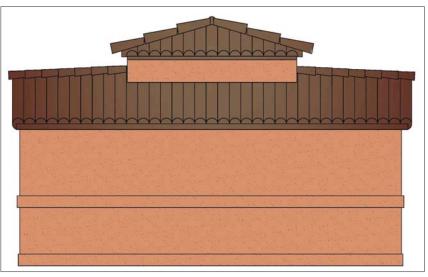


FRONT ELEVATION





ADA ACCESSIBLE PREFABRICATED COMFORT STATION



SIDE ELEVATION

		IMPROVEMENTS S	UMMARY (DA	TA FROM AS-BUILT DRAV	VINGS)		
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NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED		BACKSTOPS	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
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TORREY MEADOWS
NEIGHBORHOOD PARK

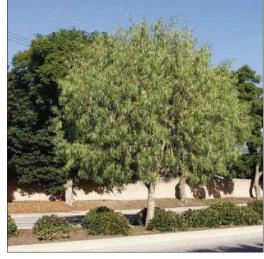
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

T COORDINATES: THOMAS BROTHERS PAGE:

PSD (PSD #)



AGAVE SHAWII (SHAW'S AGAVE)



GEIJEREA PAVIFLORA (AUSTRALIAN WILLOW)



CAREX DIVULSA (BERKELEY SEDGE)



ULMUS PARVIFOLIA (CHINESE ELM)



LAGERSTOEMIA INDICA (CRAPE MYRTLE)



**MUHLENBERGIA RIGENS** (DEER GRASS)



**ERIOPHYLLUM** (GOLDEN YARROW)



SALVIA MELLIFERA (BLACK SAGE)



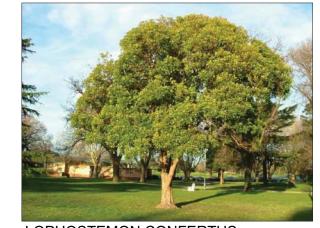
HETEROMELES ARBUTIFOLIA (TOYON)



**BACCHARIS PILULARIS** (PROSTRATE COYOTE BRUSH)



CEANOTHUS (WILD LILAC)



LOPHOSTEMON CONFERTUS (BRISBANE BOX)



**ERIOGONUM FASCICULATUM** (CALIFORNIA **BUCKWHEAT**)

### General Development Plan Plant Material

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

**TORREY MEADOWS** NEIGHBORHOOD PARK

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DATE	ACTION	REFERENCE DOCUMENTS								
	SITE ACQUIRED	RESO. NO. R-292980	COST \$:	ACRES: 5.0	П					
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11/29/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING		П					
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	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY		
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