



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: June 11, 2013

REPORT NO: 103

ATTENTION: Park and Recreation Board
Agenda of June 20, 2013

SUBJECT: General Development Plan for Gonzales Canyon Neighborhood Park

SUMMARY

Issue – Should the Park and Recreation Board approve the General Development Plan (GDP) for Gonzales Canyon Neighborhood?

Director's Recommendation – Approve the General Development Plan (GDP) for Gonzales Canyon Neighborhood.

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.

Gonzales Canyon Neighborhood Park Ad Hoc Committee
Carmel Valley Recreation Council
Community Parks 1 Area Committee
Design Review Committee

Fiscal Impact – The estimated total project cost for the design and construction of the neighborhood park is approximately \$3,643,000.

Per Document No. 20165, Filed May 15, 2012, an agreement was made and entered into between the City of San Diego and the Developer, Pardee Homes, for reimbursement for the acquisition and development of the park, including the design and construction of this project referenced therein as Project No. P-1, Gonzales Canyon Neighborhood Park, in accordance with the Pacific Highlands Ranch Public Facilities Financing Plan (PFFP).

On April 10, 2012 the City Council adopted a Pacific Highlands Ranch PFFP and Facilities Benefit Assessment (FBA), and in particular, adopted the Financing Plan for Fiscal Year 2013. The Financing Plan includes Project No. P-1, Gonzales Canyon Neighborhood Park and includes a cost estimate of \$7,095,000 for the Project of which \$3,643,000 is to fund design and construction for this project.

Water and Energy Conservation Status – The proposed Gonzales Canyon Neighborhood Park will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Status - An Environmental Impact Report, EIR NO. 96-7918, which included the Project; was prepared and considered for the Pacific Highlands Ranch Subarea III, and was certified on July 29, 1998 by Resolution No. R-290520. The Developer shall be responsible for the environmental consequences of the Project construction and shall comply with all related laws and regulations pursuant to State CEQA Guidelines.

BACKGROUND

This project provides for the design and construction of a 5 acre neighborhood park adjacent to a planned elementary school, located along Pacific Highlands Ranch Parkway in the Gonzales Canyon area of the Pacific Highlands Ranch community, within Council District 1. 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, barbecues, hot coal and trash receptacles, security lighting, landscaping, drainage, a comfort station and ADA compliant 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 23, 2013 the Gonzales Canyon Neighborhood Park Ad Hoc Committee for the Carmel Valley Recreation Council voted to recommend approval of the GDP for Gonzales Canyon Neighborhood Park (6-0-0) with the following recommendations:

- Enlarge the half basketball court slightly into the southern landscape area while maintaining the adjacent walkways as shown on the plan.
- Use a mix of resilient rubber and sand surfaces within the two playgrounds areas.
- Do not use Sycamore trees in the formal areas of the park and use only a very limited number in more natural areas of the park, if at all.
- Provide as much shade as possible on the play structures.
- Provide full shade over the picnic shelter north of the tot lots and over most but not all of the picnic tables in that area.
- Use decorative, concrete trash receptacles.
- Provide additional picnic tables in the contemplative/introspective areas of the park.

Each of these recommendations was incorporated into the GDP for Gonzales Canyon Neighborhood Park.

June 11, 2013

On May 14, 2013 the Carmel Valley Recreation Council voted to approve the GDP for Gonzales Canyon Neighborhood Park (11-0-1) as it was presented.


On June 5, 2013 the Community Parks I Area Committee voted (11-0-0) to recommend approval of the GDP for Gonzales Canyon Neighborhood Park as it was presented.

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.

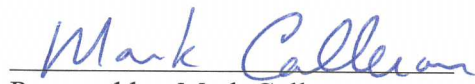
ALTERNATIVES

1. Approve the GDP for Gonzales Canyon Neighborhood Park as presented.
2. Approve the GDP for Gonzales Canyon Neighborhood Park with modifications.
3. Do not approve the GDP for Gonzales Canyon Neighborhood Park.

Respectfully submitted,



Mark Nassar
Deputy Director, AEP Division



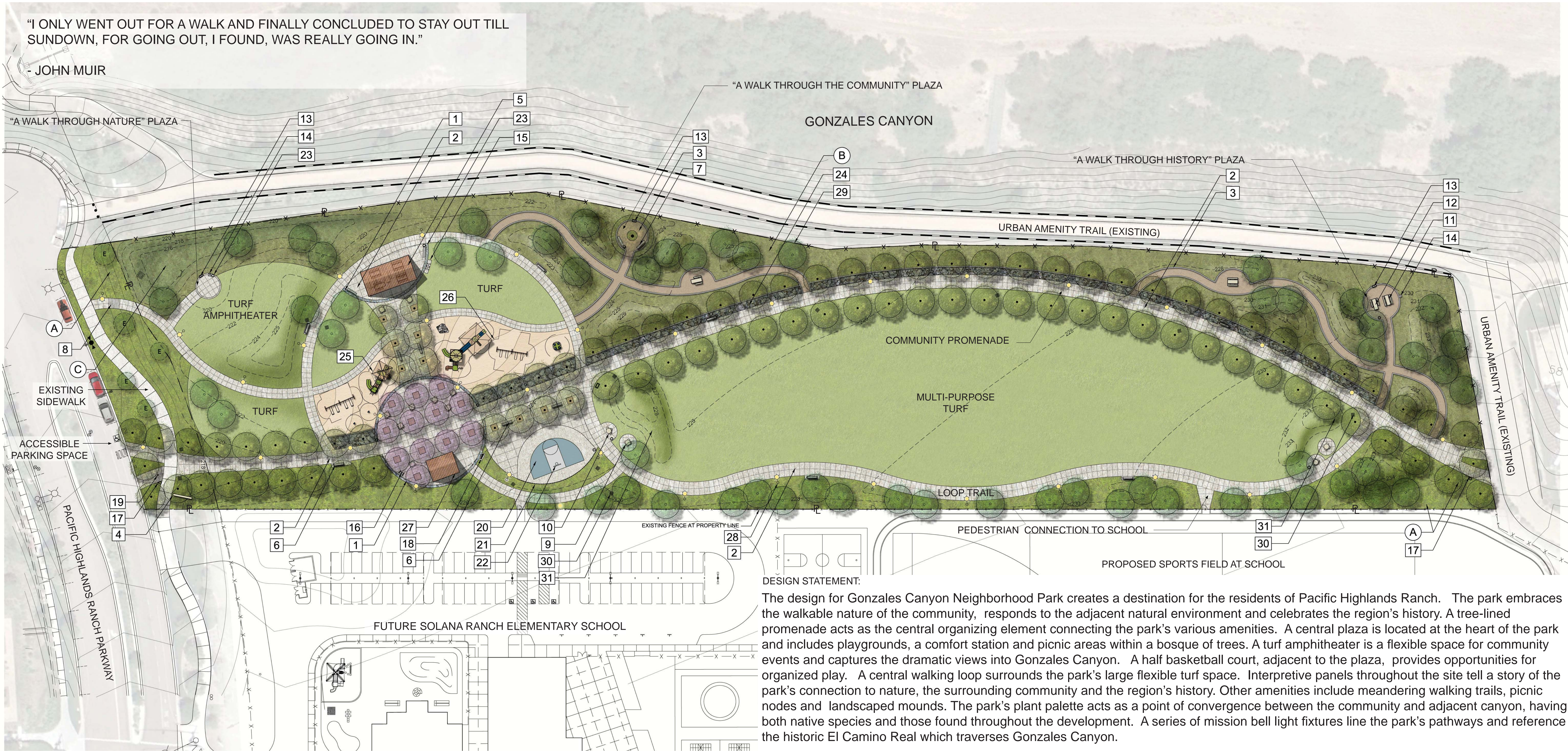
Prepared by: Mark Calleran
Project Manager, AEP Division

MC

cc: Council District 1

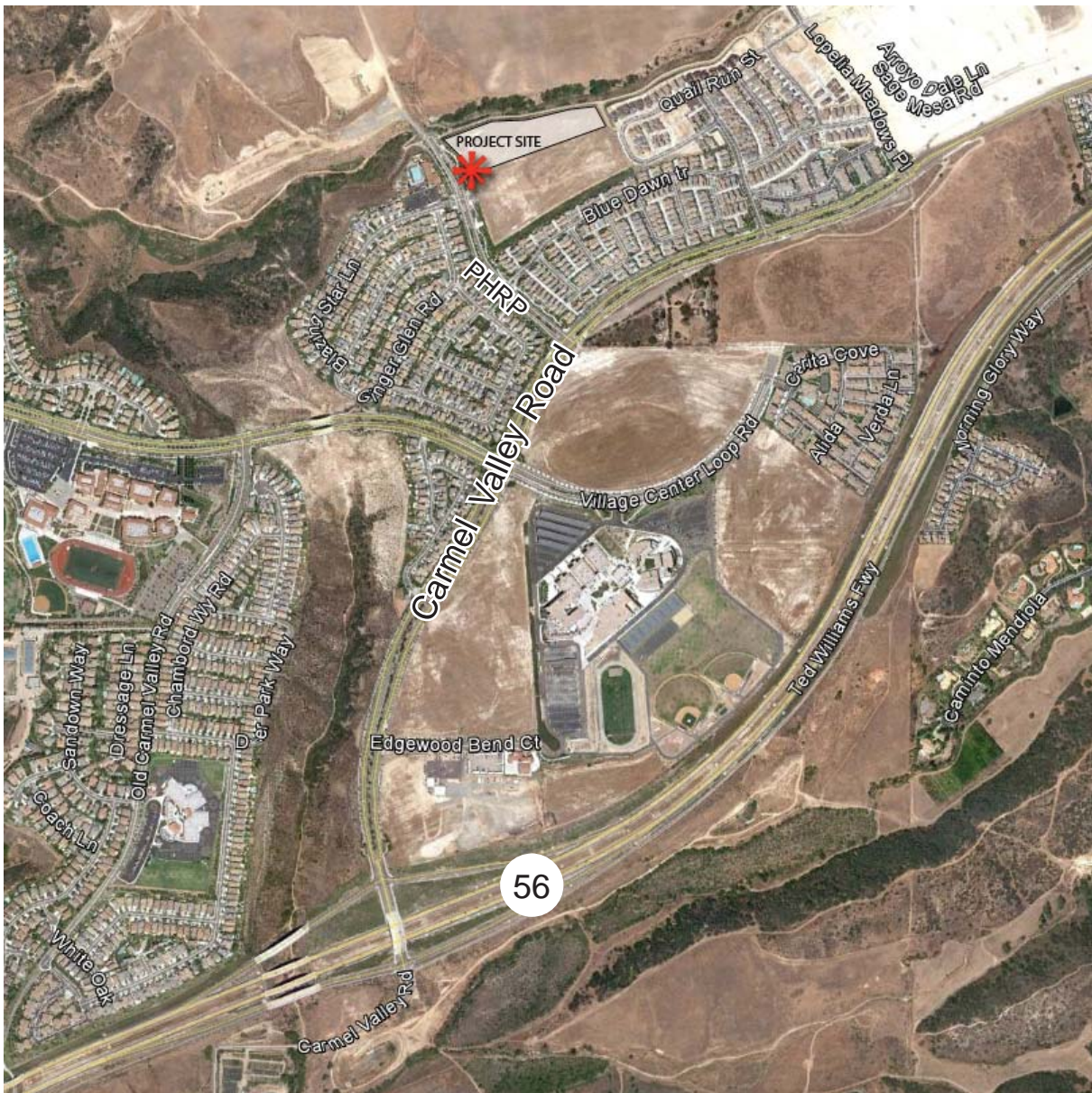
"I ONLY WENT OUT FOR A WALK AND FINALLY CONCLUDED TO STAY OUT TILL SUNDOWN, FOR GOING OUT, I FOUND, WAS REALLY GOING IN."

- JOHN MUIR



DESIGN STATEMENT:
The design for Gonzales Canyon Neighborhood Park creates a destination for the residents of Pacific Highlands Ranch. The park embraces the walkable nature of the community, responds to the adjacent natural environment and celebrates the region's history. A tree-lined promenade acts as the central organizing element connecting the park's various amenities. A central plaza is located at the heart of the park and includes playgrounds, a comfort station and picnic areas within a bosque of trees. A turf amphitheater is a flexible space for community events and captures the dramatic views into Gonzales Canyon. A half basketball court, adjacent to the plaza, provides opportunities for organized play. A central walking loop surrounds the park's large flexible turf space. Interpretive panels throughout the site tell a story of the park's connection to nature, the surrounding community and the region's history. Other amenities include meandering walking trails, picnic nodes and landscaped mounds. The park's plant palette acts as a point of convergence between the community and adjacent canyon, having both native species and those found throughout the development. A series of mission bell light fixtures line the park's pathways and reference the historic El Camino Real which traverses Gonzales Canyon.

VICINITY MAP



LEGEND

SYMBOL	DESCRIPTION
1	ENHANCED CONCRETE PAVING
2	NATURAL GREY CONCRETE PAVING
3	STABILIZED DECOMPOSED GRANITE WITH 8" CONCRETE MOW CURB
4	ENTRY MONUMENT SIGNAGE
5	SHADE STRUCTURE
6	BENCH WITH BACK, TYP.
7	BACKLESS BENCH, TYP.
8	CONCRETE STAIRS
9	ROUND TABLE, TYP.
10	ADA ROUND TABLE, TYP.

SYMBOL	DESCRIPTION
11	PICNIC TABLE, TYP.
12	ADA PICNIC TABLE, TYP.
13	INTERPRETIVE PANEL, TYP.
14	SINGLE BBQ, TYP. WITH HOT COAL CONTAINERS
15	DOUBLE BBQ, TYP. WITH HOT COAL CONTAINERS
16	BIKE RACK
17	DOG BAG DISPENSER
18	DRINKING FOUNTAIN
19	BOLLARD
20	POST TENSION BASKETBALL HALF COURT
21	10' HIGH CHAINLINK FENCING

SYMBOL	DESCRIPTION
22	BASKETBALL POLE AND HOOP
23	TRASH CAN, TYP.
24	ROCK COBBLE TREATMENT SWALE
25	2-5 YEAR OLD TOT LOT EQUIPMENT WITH RESILIENT SURFACING AND SAND
26	5-12 YEAR OLD TOT LOT EQUIPMENT WITH RESILIENT SURFACING AND SAND
27	PREFABRICATED 17' X 22' COMFORT STATION
28	MISSION BELL PEDESTRIAN LIGHT
29	LODGE POLE FENCE
30	DRAINAGE STRUCTURES, SEE DRAINAGE PLAN
31	MOUNDS, SEE GRADING PLAN

LEGEND

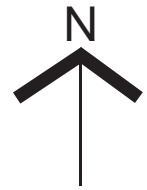
E	EXISTING TREES TO REMAIN	A	ENTRY & ACCENT PLANTING
P	PROMENADE TREES	B	NATIVE PLANTING
L	LANDSCAPE SHADE TREES	C	TREATMENT BASIN PLANTING
PL	PLAZA TREES		TURF
SEE PLANT IMAGE BOARD FOR DETAILED PLANT PALETTE			

GONZALES CANYON

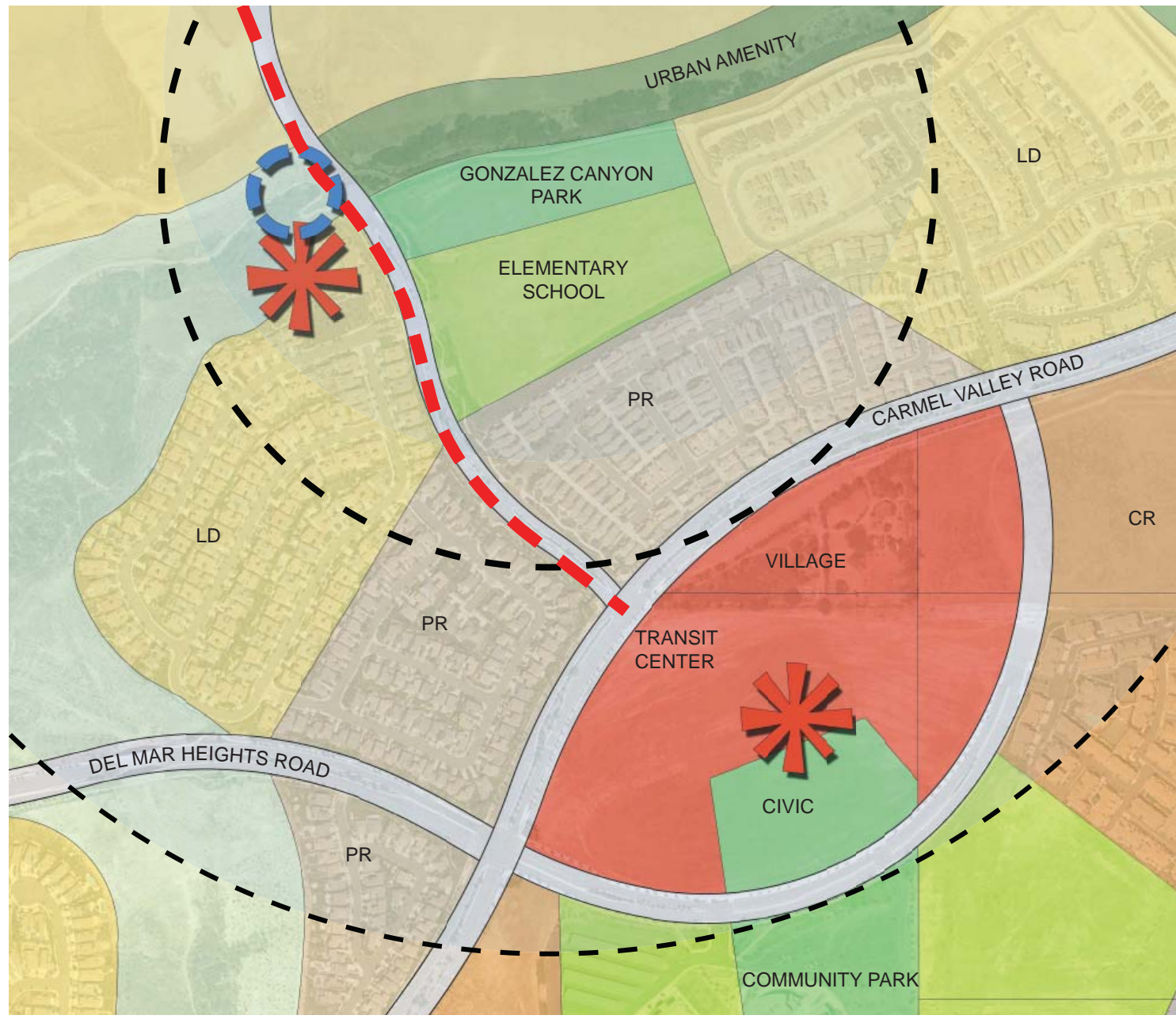
NEIGHBORHOOD PARK

GENERAL DEVELOPMENT PLAN
May 30th, 2013

SCALE: 1" = 30'-0"



PROJECT NO: 12-415 SHEET NO: 1 OF 6



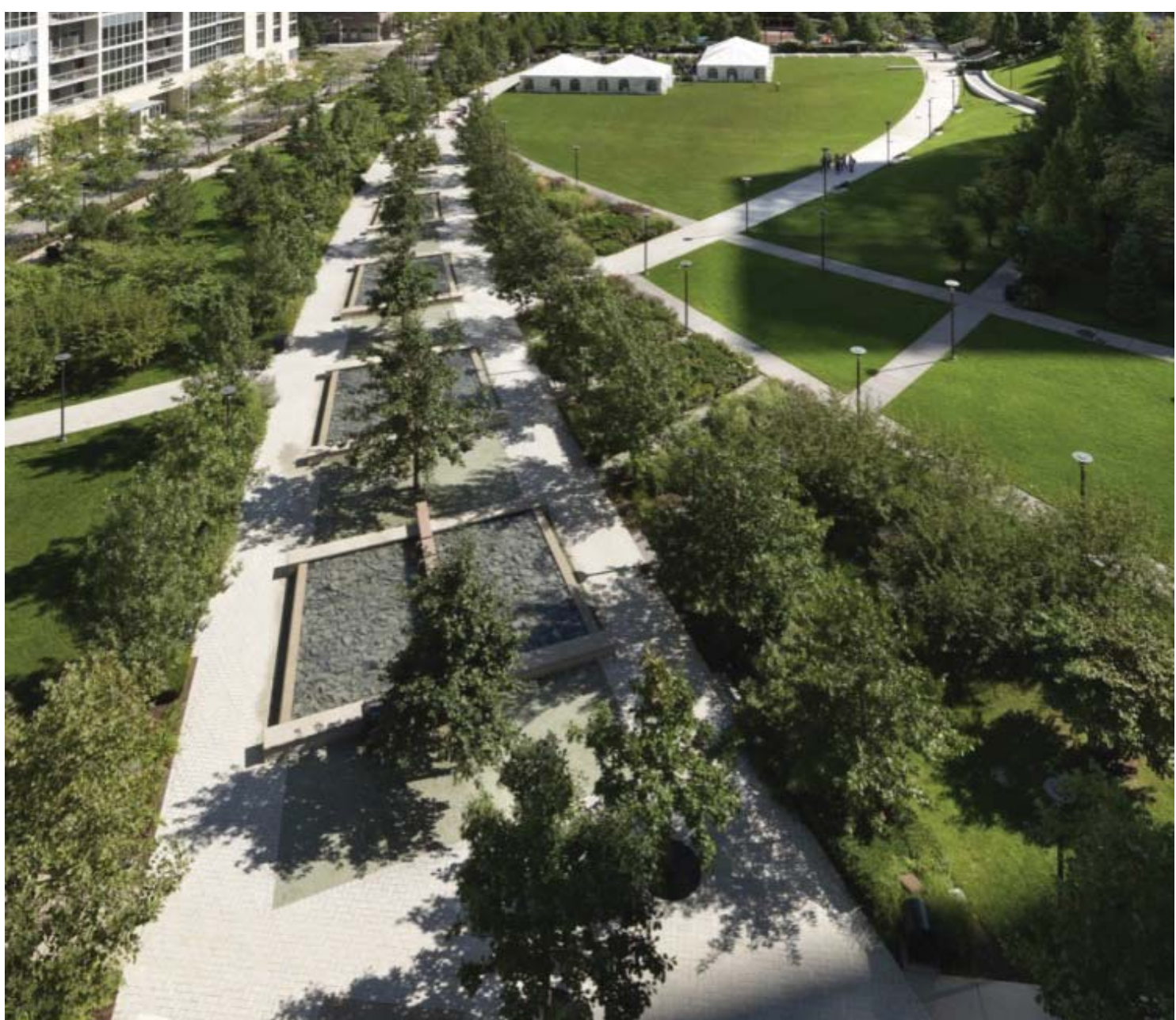
Community layout and walkability

DESIGN INSPIRATION



Community character - Mission Revival

DESIGN INSPIRATION



Arching promenade

PARK CHARACTER



Tree allee / promenade

PARK CHARACTER



Cobble treatment swale

PARK CHARACTER



Prefabricated comfort station by Restroom Facilities Limited

COMFORT STATION



Prefabricated 16' x 36' steel structure with concrete tile roof to match restroom

SHADE STRUCTURE



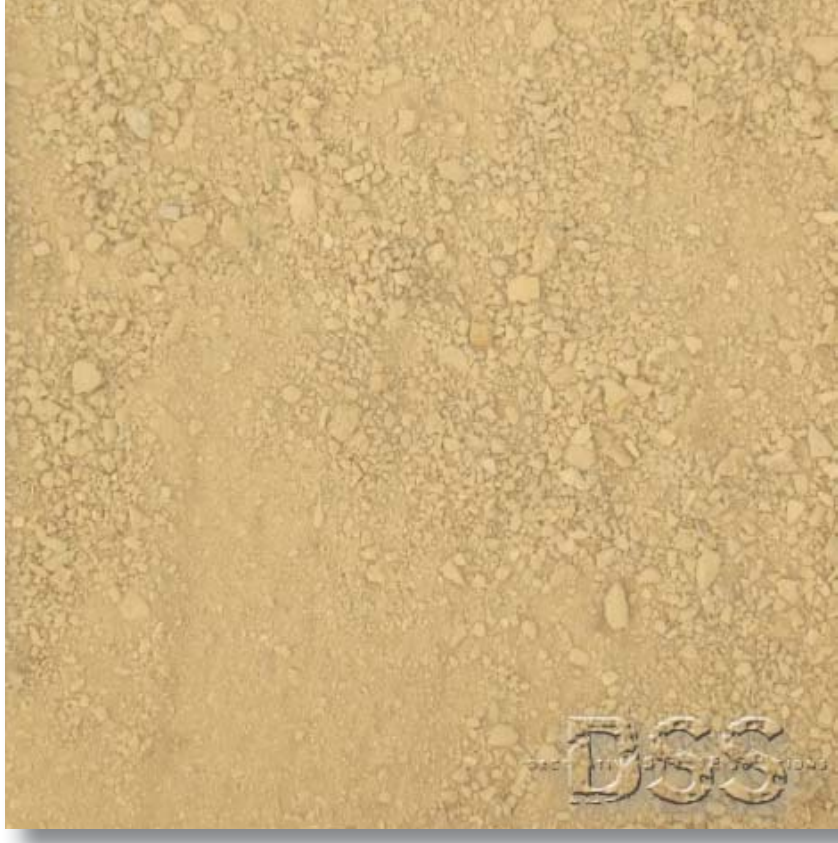
Natural grey concrete with medium broom finish

PEDESTRIAN PAVING



Integral color concrete, Davis color 'Yosemite Brown'

ENHANCED CONCRETE PAVING



Decomposed granite color to match community: California Gold

STABILIZED DECOMPOSED GRANITE



Post-tension half court basketball with "Goose Neck" basketball set by P.D. Play

BASKETBALL



Mission bell style pedestrian pole lights by Kim lighting

SITE LIGHTING



Overlook with interpretive panels

INTERPRETIVE ELEMENTS



Footprints and animal prints in concrete

INTERPRETIVE ELEMENTS



Cobble and vegetated treatment basin

TREATMENT BASIN

GONZALES CANYON

NEIGHBORHOOD PARK

IMAGE BOARD 1
May 30th, 2013



Nature Series by Landscape Structures Inc.

PLAY EQUIPMENT (2-5 years)



Nature series by Landscape Structures Inc.

PLAY EQUIPMENT (5-12 years)



Arc swings by Landscape Structures Inc.

FREESTANDING PLAY ELEMENTS



Spinner by Landscape Structures, Inc.

FREESTANDING PLAY ELEMENTS



Pre-fabricated climbing rock

CLIMBING ROCKS



8' Bench, powder coated metal, with center arm rest, backed and backless models, by Anova, available through Coast Recreation. Color: Black

BENCHES



3-piece concrete table with benches, standard and ADA accessible models, by DuraArt Stone #7-PT-80

PICNIC TABLES



Circular concrete table, standard and ADA accessible models, by Quickcrete

PICNIC TABLES



Barbeque grill with built-in hot coal container. Single and family style grill models by Outdoor Creations.

BARBECUE AND HOT COAL CONTAINER



Waste receptacle with side access door. Metrix series by Anovo, available through Coast Recreation. Color: Black

WASTE RECEPTACLE



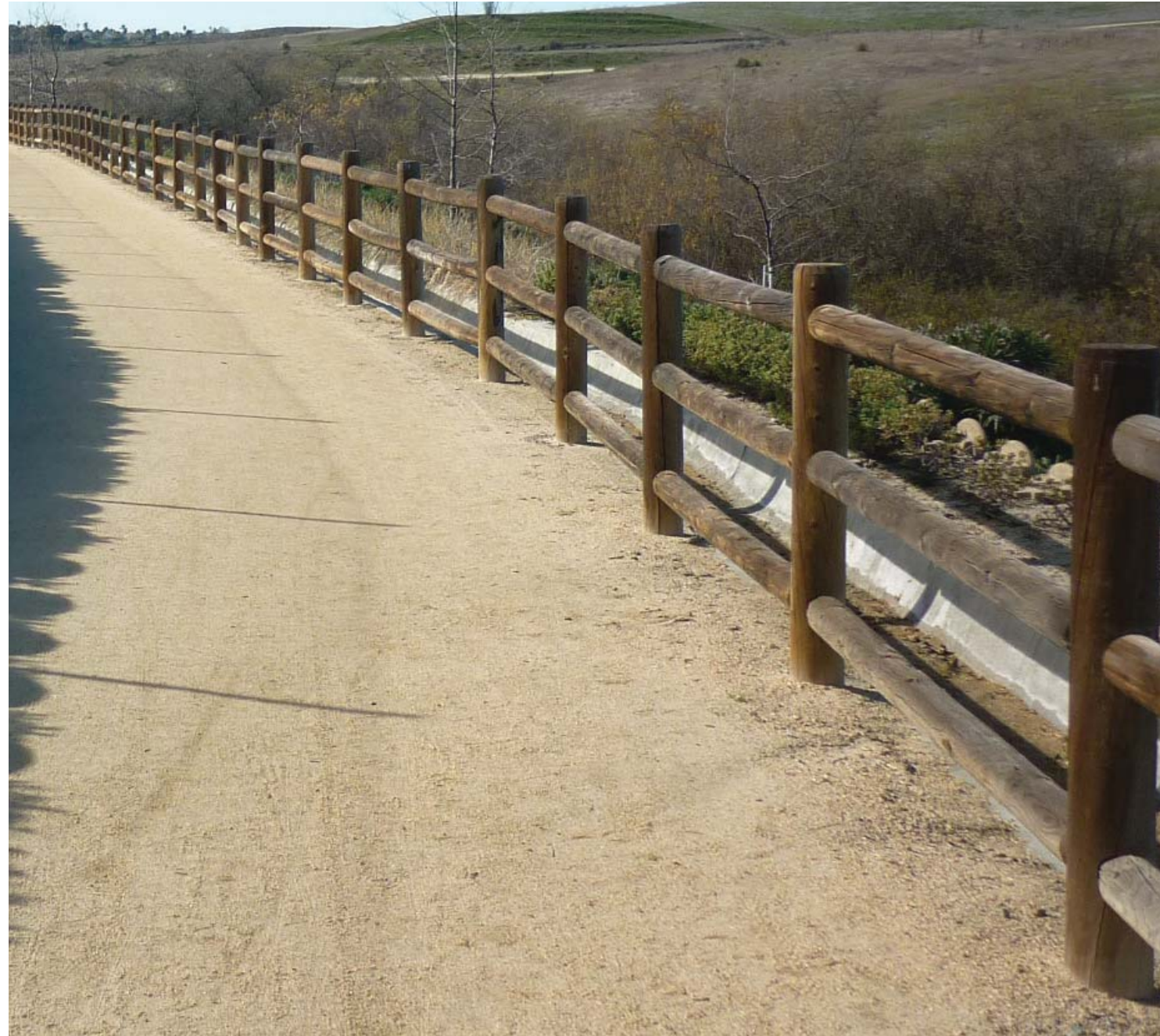
High-low drinking fountain with doggie bowl by Most Dependable Fountain Company. Color: Black

DRINKING FOUNTAIN



Powder coated metal bike racks by Webcoat available through Hanson. Color: Black

BIKE RACKS



Lodge pole wood fence to match existing urban amenity trail fence

FENCING



Smooth stucco sign to match existing community character

ENTRY MONUMENT SIGNAGE

GONZALES CANYON

NEIGHBORHOOD PARK

IMAGE BOARD 2
May 30th, 2013

TREES such as:



Engelmann Oak
Quercus engelmannii



Brisbane Box
Lophostemon confertus



Raywood Ash
Fraxinus oxycarpa 'Raywood'

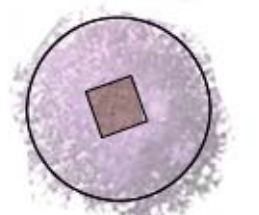


Chinese Flame Tree
Koelreuteria bipinnata



PROMENADE TREE'S SUCH AS:

- | | |
|------------------------------------|--------------|
| Botanical Name | Common Name |
| <i>Cupaniopsis anacardioides</i> | Carrotwood |
| <i>Fraxinus oxycarpa 'Raywood'</i> | Raywood Ash |
| <i>Tristania conferta</i> | Brisbane Box |



PLAZA TREE'S SUCH AS:

- | | |
|-------------------------------|---------------------|
| Botanical Name | Common Name |
| <i>Albizia julibrissin</i> | Silk Tree |
| <i>Cassia leptophylla</i> | Gold Medallion Tree |
| <i>Jacaranda mimosifolia</i> | Jacaranda |
| <i>Koelreuteria bipinnata</i> | Chinese Flame Tree |
| <i>Lagerstroemia indica</i> | Crape Myrtle |



LANDSCAPE SHADE TREE'S SUCH AS:

- | | |
|---------------------------------|----------------------------|
| Botanical Name | Common Name |
| <i>Arbutus menziesii</i> | Madrone |
| <i>Chilopsis linearis</i> | Desert Willow |
| <i>Koelreuteria bipinnata</i> | Chinese Flame Tree |
| <i>Metrosideros excelsus</i> | New Zealand Christmas Tree |
| <i>Quercus engelmannii</i> | Engelman Oak |
| <i>Pinus canariensis</i> | Canary Island Pine |
| <i>Pinus eldarica</i> | Afghan Pine |
| <i>Populus fremontii</i> | Cottonwood |
| <i>Prunus illicifolia</i> | Hollyleaf Cherry |
| <i>Pyrus calleryana</i> | Pear Tree |
| <i>Rhus lancea</i> | African Sumac |
| <i>Tipuana tipu</i> | Tipu |
| <i>Umbellularia californica</i> | California Laurel |

ENTRY & ACCENT such as:



Bougainvillea spp.



New Zealand Flax
Phormium tenax



Fox Tail Agave
Agave attenuata



California Mountain Lilac
Ceanothus 'Concha'



ENTRY AND ACCENT PLANTING SUCH AS:

- | | |
|------------------------------------|--|
| Botanical Name | Common Name |
| <i>Agave attenuata</i> | Agave |
| <i>Agave americana</i> | Century Plant |
| <i>Aloe striata</i> | Coral Aloe |
| <i>Bougainvillea</i> spp. | Bougainvillea |
| <i>Calystegia purpurata</i> | California Morning Glory Vine |
| <i>Chamaerops humilis</i> | Mediterranean Fan Palm |
| <i>Cistus x purpureus</i> | Rock Rose |
| <i>Ceanothus</i> spp. | California Lilac (Groundcover & Shrub) |
| <i>Dasyllirion wheeleri</i> | Desert Spoon |
| <i>Dietes bicolor</i> | Fortnight Lily |
| <i>Leptospermum scoparium</i> | New Zealand Tea Tree |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Phormium tenax</i> | New Zealand Flax |
| <i>Rosmarinus officinalis</i> | Trailing And Upright Rosemary |
| <i>Rhaphiolepis indica</i> | Indian Hawthorn |
| <i>Senecio madralisca</i> | Blue Chalk Sticks |
| <i>Trachelospermum jasminoides</i> | Star Jasmine, Vine Form |
| <i>Xylosma congestum</i> | Shiny Xylosma |

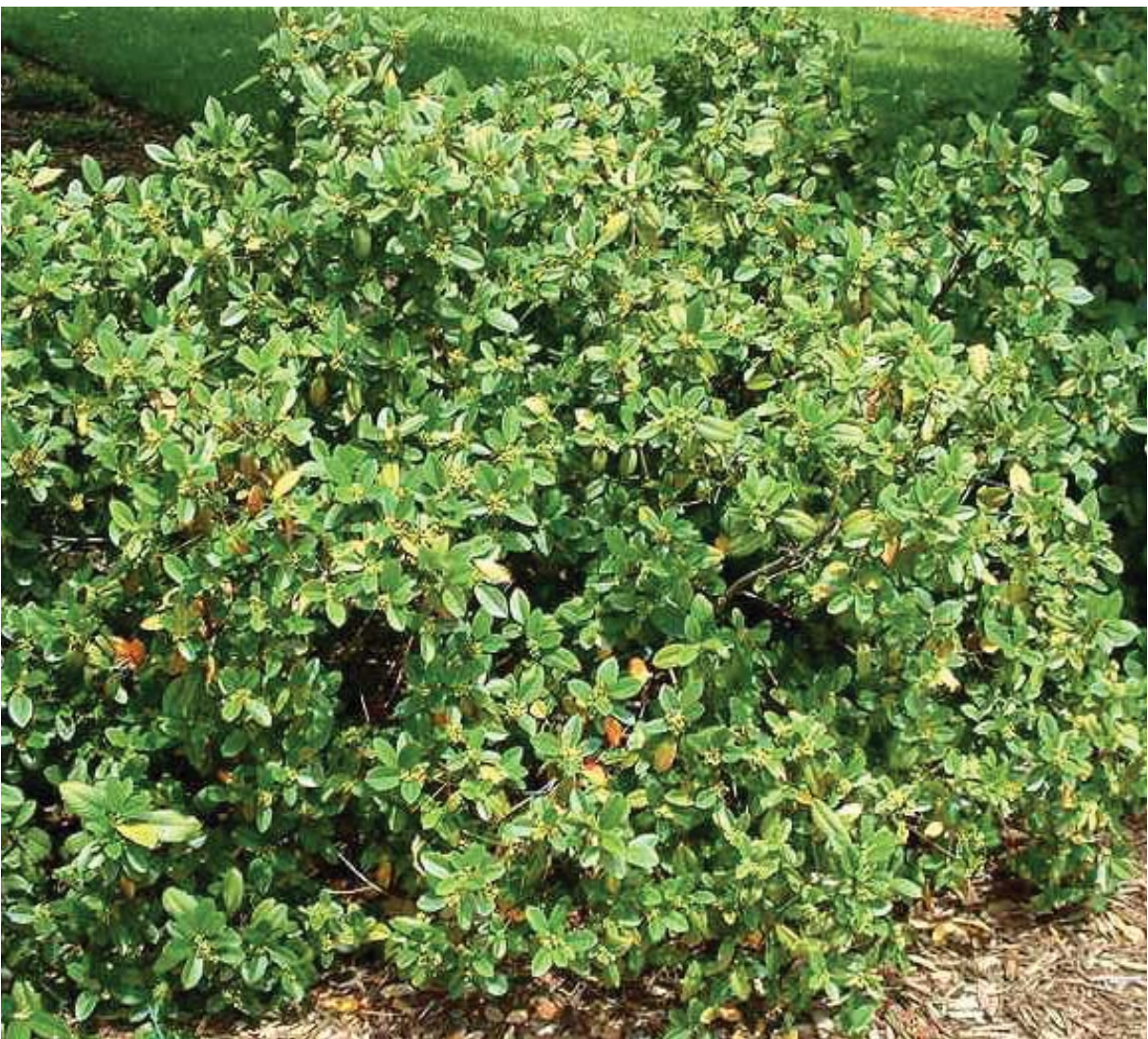


TURF

NATIVE PLANTING such as:



Dwarf Coyote Bush
Baccharis pilularis 'Pigeon Point'



California Coffeeberry
Rhamnus californica 'Eve Case'



Manzanita Species
Arctostaphylos spp.



Island Bush Snapdragon
Gambelia (Galvezia) speciosa



NATIVE PLANTING SUCH AS:

- | | |
|---|------------------------|
| Botanical Name | Common Name |
| <i>Agave shawii</i> | Coastal Agave |
| <i>Arctostaphylos</i> spp. | Manzanita Species |
| <i>Baccharis pilularis 'Pigeon Point'</i> | Dwarf Coyote Brush |
| <i>Ceanothus griseus horizontalis</i> | Carmel Creeper |
| <i>Ceanothus</i> spp. | Wild Lilac |
| <i>Dendromecon rigida</i> | Bush Poppy |
| <i>Gambelia (Galvezia) speciosa</i> | Island Bush Snapdragon |
| <i>Heteromeles arbutifolia</i> | Toyon |
| <i>Hesperaloe parviflora</i> | Red Yucca |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Rhamnus californica 'Eve Case'</i> | California Coffeeberry |
| <i>Rhus integrifolia</i> | Lemonadeberry |
| <i>Salvia L. 'Point Sal's Spreader'</i> | Prostrate Purple Sage |
| <i>Yucca whipplei</i> | Our Lord's Candle |

BASIN PLANTING such as:



California Gray Rush
Juncus patens



Sedge
Carex spp.



Blue Eyed Grass
Sisyrinchium bellum



Giant Wild Rye
Leymus (Elymus) condensatus 'Canyon Prince'



TREATMENT BASING PLANTING SUCH AS:

- | | |
|--|-------------------------------|
| Botanical Name | Common Name |
| <i>Artemesia douglasiana</i> | Mugwort |
| <i>Carex</i> spp. | Sedge |
| <i>Juncus</i> spp. | Rush |
| <i>Juncus patens</i> | California Gray Rush |
| <i>Leymus (Elymus) condensatus 'Canyon Prince'</i> | Largeflower Bush Monkeyflower |
| <i>Mimulus bifidus</i> | Deer Grass |
| <i>Muhlenbergia rigens</i> | Blue Eyed Grass |
| <i>Sisyrinchium bellum</i> | |

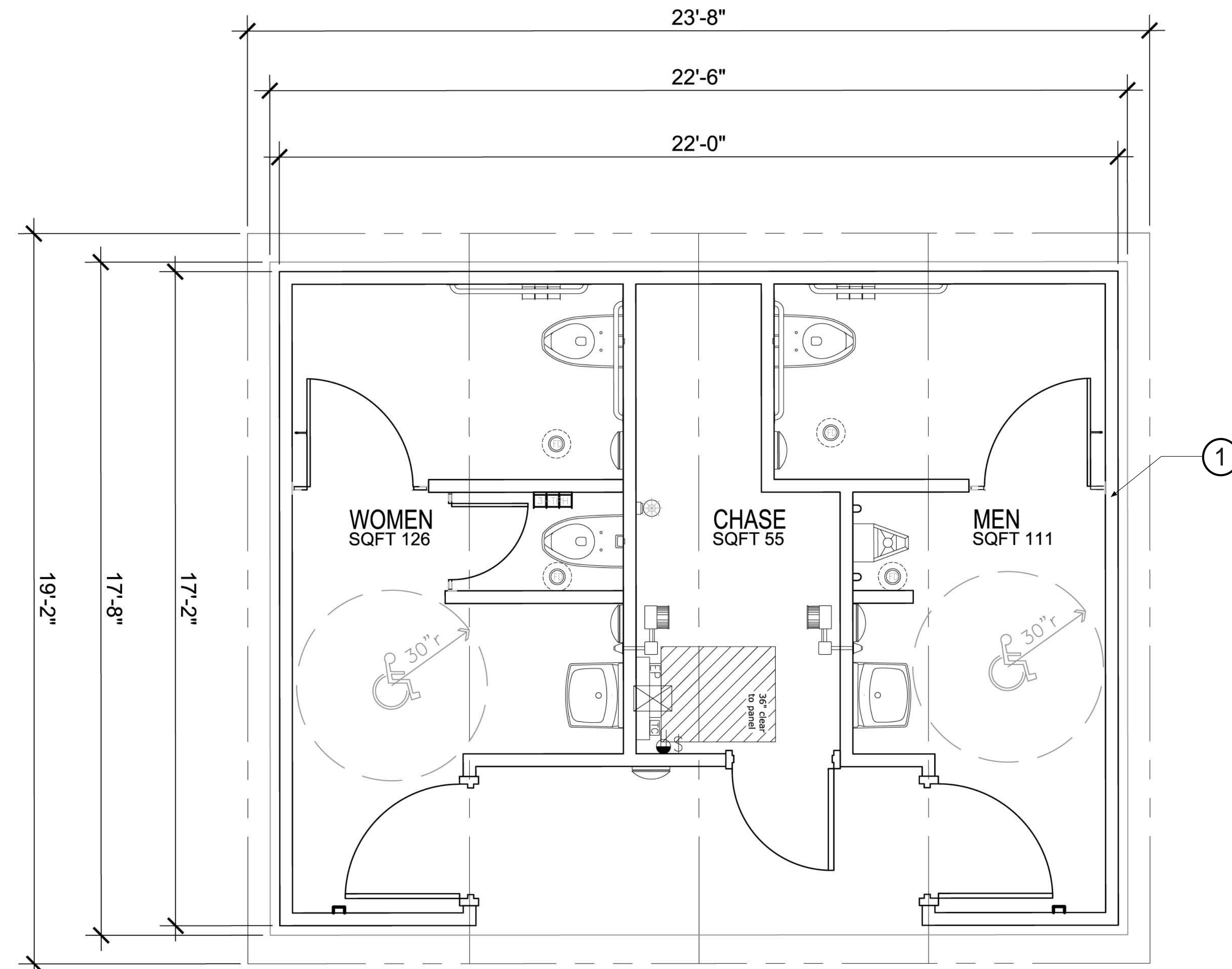


GONZALES CANYON

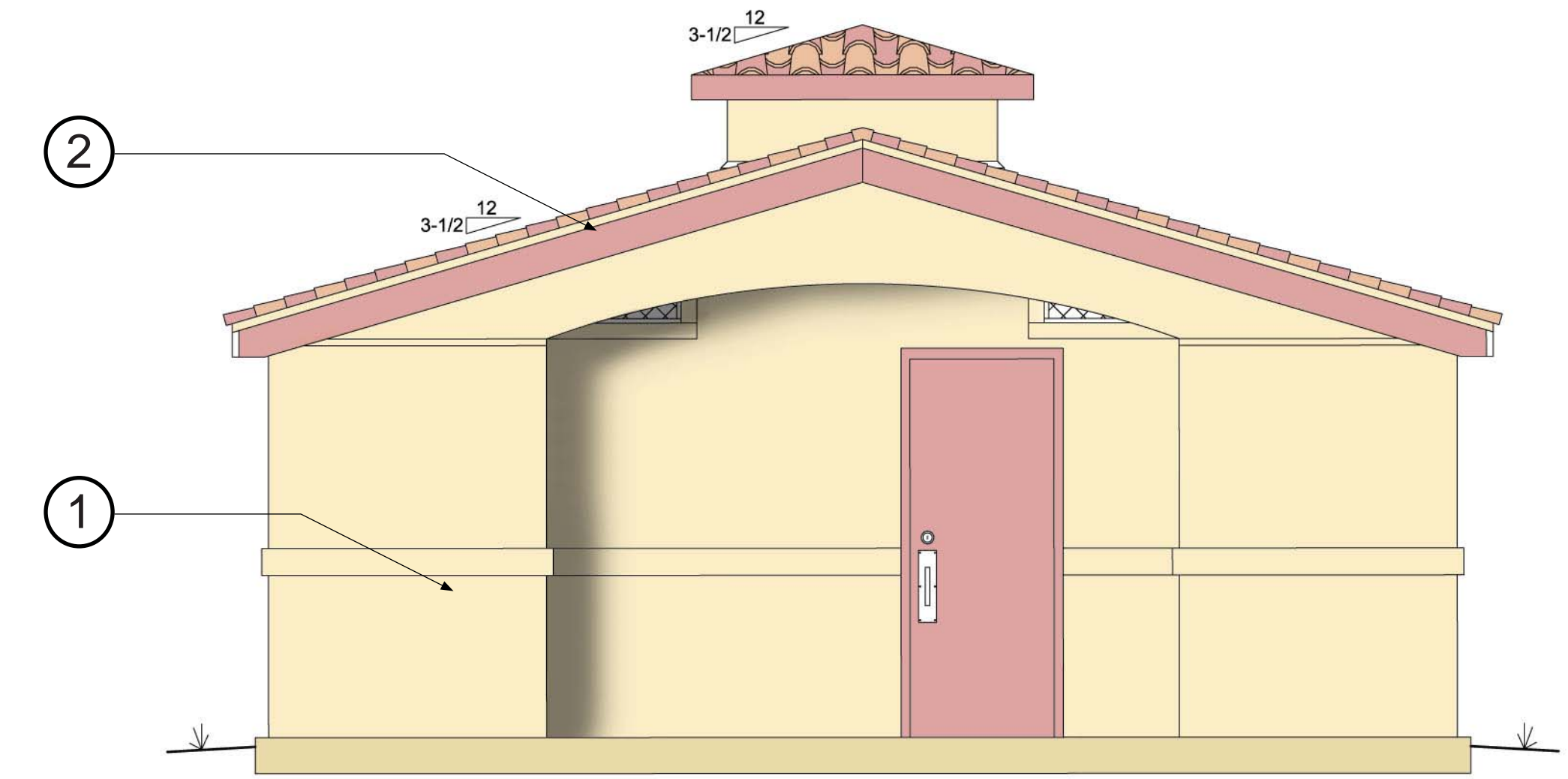
NEIGHBORHOOD PARK

LEGEND:

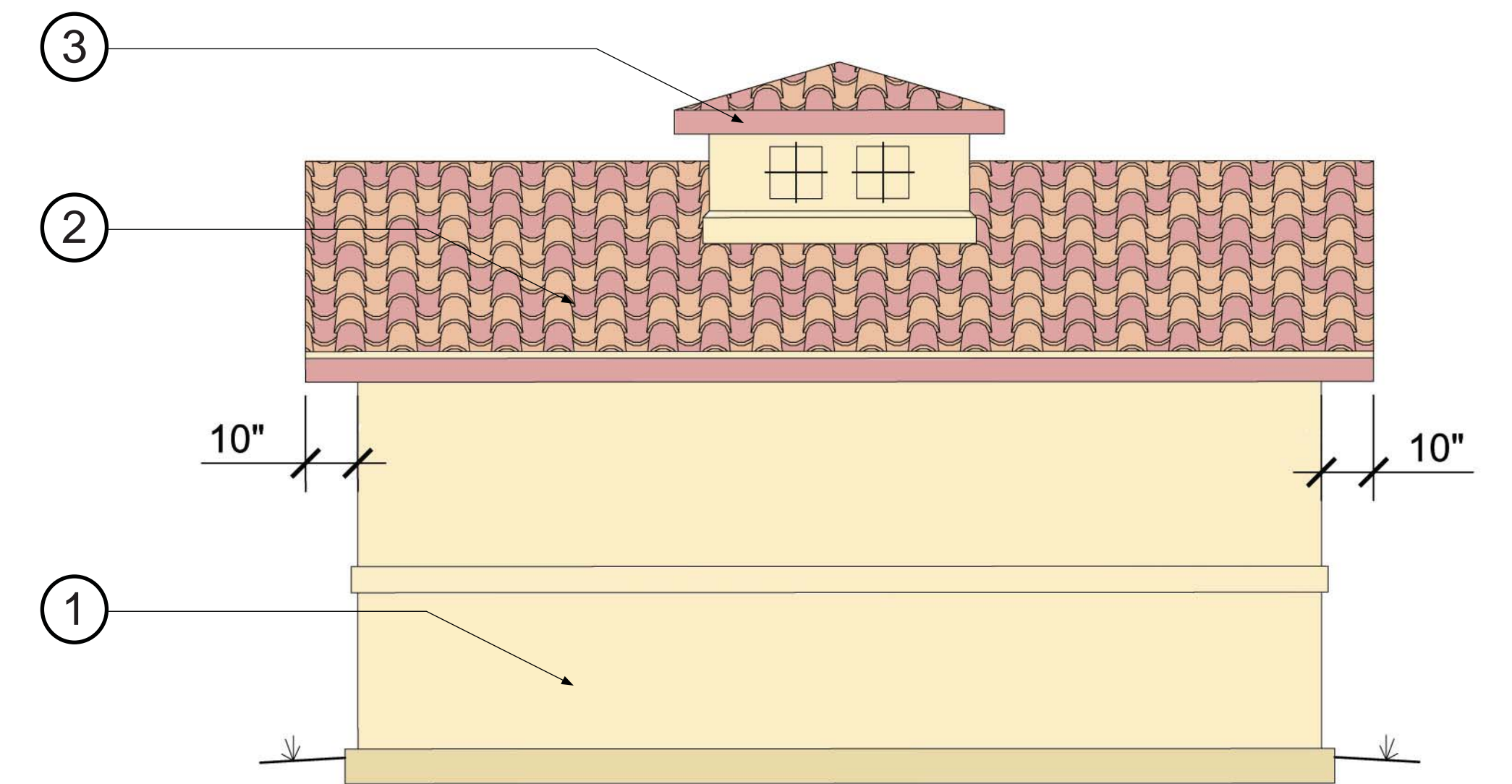
- ① 4" CMU MASONRY WALLS WITH STUCCO FINISH
- ② WOOD FRAME ROOF WITH EXPOSED CATHEDRAL CEILING AND CONCRETE TILE.
- ③ CUPOLA
- ④ STAINLESS STEEL VENT SCREENS PAINTED TO MATCH STUCCO



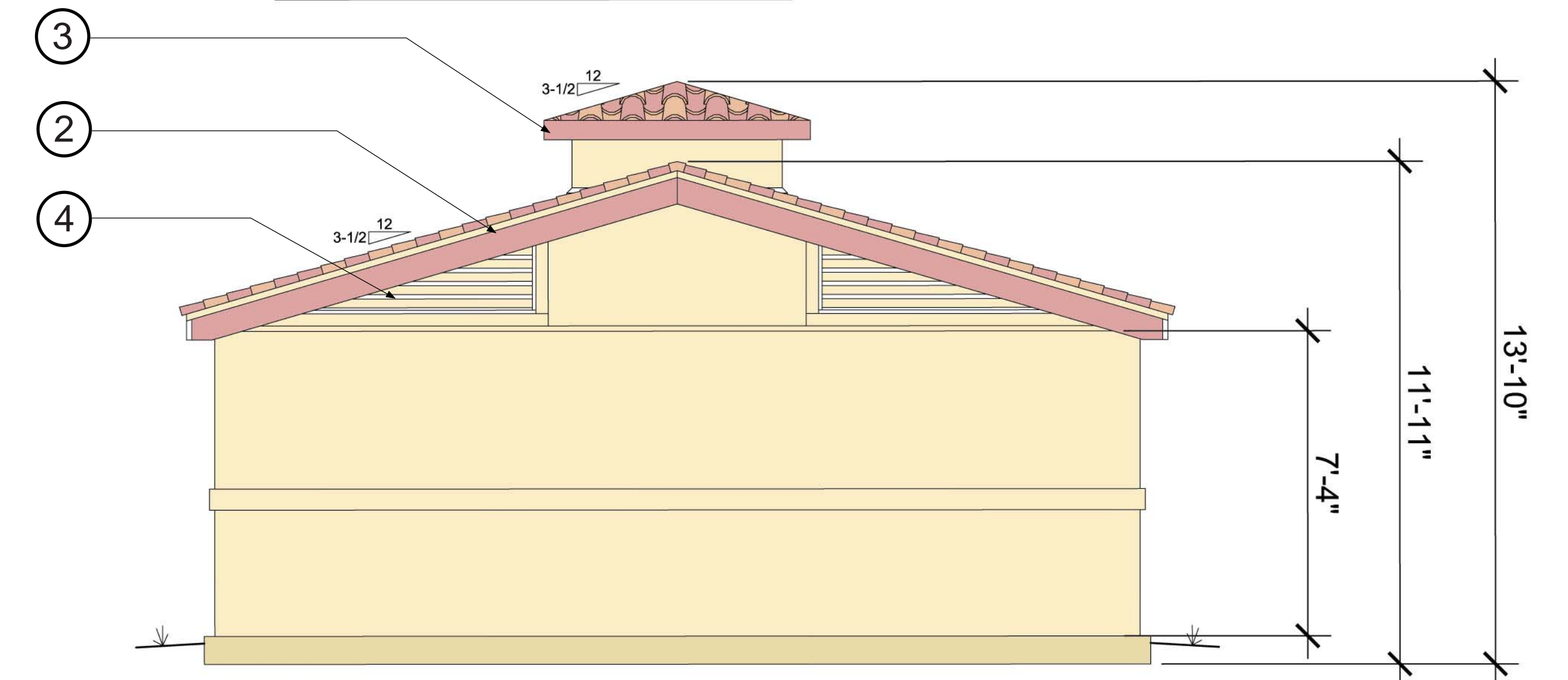
FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION