



# REPORT

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

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DATE ISSUED: July 10, 2013

REPORT NO: 102

ATTENTION: Park and Recreation Board  
Agenda of July 18, 2013

SUBJECT: General Development Plans for Quarry Falls/ Civita Parks

SUMMARY:

Issue - Should the Park and Recreation Board approve the General Development Plans [GDP's] for Quarry Falls/ Civita Parks?

Director's Recommendation - Approve the Quarry Falls/ Civita Parks GDP's.

Other Recommendations – The following groups have reviewed and considered the proposed project.

On June 5, 2013 the Mission Valley Planning Group voted to recommend approval of the GDP's for Quarry Falls/ Civita Parks (12-0-2). Historically, there has not been a Recreation Council in Mission Valley because there hasn't been park acreage to warrant one. The Mission Valley Planning Group has a sub-committee that reviewed the park design and program.

On July 10, 2013, the Quarry Falls/ Civita Parks GDP's will be presented to both the Community Parks I Area Committee and Design Review Committee for recommendations.

The results of the committee meetings will be presented at the Park and Recreation Board meeting.

Fiscal Impact –The parks will be maintained by a Maintenance Assessment District [MAD] which has been formed to include the Quarry Falls/ Civita development. Under the creation, the Quarry Falls/Civita Homeowners Association [HOA] will manage the maintenance contracts.

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

Environmental Status – The City of San Diego as Lead Agency under CEQA has prepared and completed an Environmental Impact Report, Project No. 49068, dated July 23, 2008, covering the Quarry Falls Specific Plan which includes the parks.

## BACKGROUND

The City has entered into a Park Development Agreement with Quarry Falls, LLC, for the design and construction of 3 parks within the Quarry Falls/ Civita development. The 3 parks include Central Park, Creekside Park, and Franklin Ridge Pocket Park. The parks are in the Mission Valley Community and are located north of Friars Road and west of State Highway 805.

- Central Park is classified as a neighborhood park and is 14.28 acres. Of that acreage 11.78 acres will be conveyed to the City for ownership. The remaining 2.5 acres will remain in private ownership, but will count as a park equivalency and will have a Recreation Easement placed on the land for public use. The Mission Valley Park Inventory will show 14.28 acres of population-based park. Park features include an entry/civic plaza, amphitheatre, “Civita Creek” bioswale, half-court basketball, open turf play area for passive use (not active sports leagues), bocce ball, community garden, promenade walkway, water feature, themed gardens, off-leash dog area, picnic areas with shade structures, comfort station with 4 womens toilets, and 2 toilets and 2 urnials in men’s room, 2 children’s play areas (ages 2-5 and 5-12), decomposed granite walkways, fitness stations, picnic tables, benches, drinking fountains, and security lighting.
- Creekside Park is classified as a mini-park and is 1.30 acres. This park will remain in private ownership and will count as a park equivalency and will have a Recreation Easement placed on the land for public use. The Mission Valley Park Inventory will show 1.30 acres of population-based park. Park features include an elevated walkway over Civita Creek” bioswale, a walkway over the dam feature, off-leash dog area, picnic area, small children’s play area, benches, and security lighting.

The 2.5-acre park equivalency in the Central Park and the 1.30-acre Creekside Park contain a drainage swale designed as a natural stream, “Civita Creek”, and will have recreation elements included. Since the drain swale serves the entire Civita Development it will remain in private ownership.

- Franklin Park Pocket Park is classified as a mini-park and is .20 acres and will be conveyed to the City for ownership. The Mission Valley Park Inventory will show 0.20 acres of population-based park. Park features include small turf areas for general passive/active use (not sports league play), a picnic shelter, and security lighting.

ALTERNATIVES:

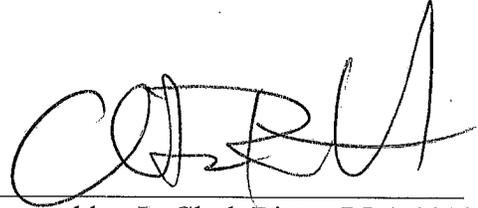
1. Approve the proposed GDP'S for Quarry Falls/ Civita Parks s presented.
2. Approve the proposed GDP'S for Quarry Falls/ Civita Parks with modifications.
3. Reject approval of the proposed GDP'S for Quarry Falls/ Civita Parks.

Respectfully submitted,



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Mark Nassar  
Deputy Director, Architectural Engineering  
and Parks Division



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Attachment: Quarry Falls/ Civita Parks GDP's

cc: Council District 7