



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 21, 2021

REPORT NO: 105

ATTENTION: Park and Recreation Board
Agenda of January 21, 2021

SUBJECT: Hidden Trails Neighborhood Park– General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Hidden Trails Neighborhood Park in the Otay Mesa community?

Director's Recommendation – Recommend approval of the proposed Hidden Trails Neighborhood Park in the Otay Mesa community.

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.

- On November 4, 2021 Ocean View Hills Recreation Advisory Group voted unanimously (3-0-0) recommending approval of the proposed GDP.

Fiscal Impact – The total project budget is approximately \$7.5 million. The construction phase of the proposed project will be funded in future budget allocations. Funding for the GDP preparation included Facilities Benefit Assessment (FBA) funds.

The cost to operate and maintain this project on an annual basis is: \$48,000. This includes all labor, material, equipment, supplies, etc.

Water and Energy Conservation Status – The proposed Hidden Trails Neighborhood Park GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - This activity is adequately addressed in EIR, LDR No. 89-0739 for Hidden Trails (SCH No. 1998021010) certified by the City Council on February 6, 2001 by Resolution No R-294520, and is part of a series of subsequent discretionary actions and, therefore, not considered to be a separate project for purposes of CEQA review, as defined in State CEQA Guidelines Section 15378(c). Pursuant to Section 15162 of CEQA, there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

BACKGROUND

This project provides for the design and construction of a new neighborhood park located in the Hidden Trails subdivision, within the Otay Mesa community, Council District 8. This project will provide population-based park acreage in accordance with the City's General Plan standards to accommodate the park and recreational needs of the residents within this community.

DISCUSSION

Public Works Department staff and the designer conducted three public workshops with the community. The initial workshop was focused on a survey of amenities for community input and vision for this future site. During these community workshops, staff and the designer provided concepts of proposed amenities.

The proposed GDP before the Board is a product of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project designers.

The proposed General Development Plan improvements (Attachment 1) are listed below.

- Prefabricated accessible restroom building
- Shade structures with picnic tables
- Exercise equipment stations
- Swing set
- Play equipment
- Nature play area
- Half-court basketball
- Fitness equipment
- Concrete pathways
- Site furnishings
- Seat walls
- Security lighting
- Planting

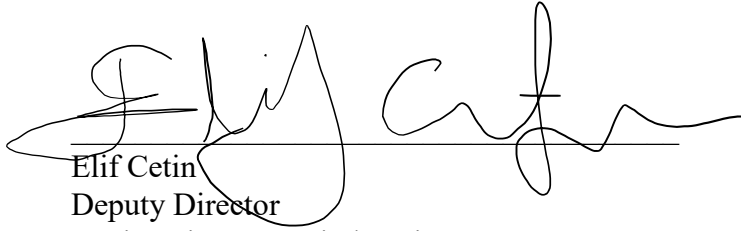
The primary feedback provided during community input meetings was the desire for exercise equipment and a walking path at the park. In addition, the community expressed desire for a passive turf area with landscaping and shade trees incorporated. All of these items were incorporated into the proposed general development plan.

ALTERNATIVES

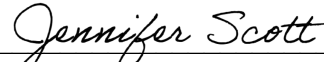
1. Recommend approval of the General Development Plans (GDP) for the Hidden Trails Neighborhood Park.
2. Recommend approval of the General Development Plans (GDP) for the Hidden Trails Neighborhood Park with modifications.
3. Do not recommend approval of the General Development Plans (GDP) for the Hidden Trails Neighborhood Park.

January 21, 2021

Respectfully submitted,



Elif Cetin
Deputy Director
Engineering & Capital Projects Department
Architectural Engineering and Parks Division



Prepared by: Jennifer Scott
Senior Civil Engineer
Engineering & Capital Projects Department
Architectural Engineering and Parks Division

Attachments:

1. Hidden Trails Neighborhood Park General Development Plan
2. Supporting exhibits.

cc: Council District 8
Andy Field, Director, Parks and Recreation Department
Karen Dennison, Assistant Director, Parks and Recreation Department
James Nagelvoort, Director, Engineering & Capital Projects Department



PLANTING LEGEND

	40' CANOPY TREE, SUCH AS:	TIPUANA TIPU	TIPU TREE
	25' CANOPY TREE, SUCH AS:	ULMUS PARVIFOLIA	CHINESE ELM
	SCREENING TREE, SUCH AS:	RHUS LANCEA	AFRICAN SUMAC
	ACCENT TREE, SUCH AS:	JACARANDA MIMOSIFOLIA	JACARANDA
	PARK UNDERSTORY, SUCH AS:	PINUS THUNBERGII	JAPANESE BLACK PINE
	BUFFER, SUCH AS:	PINUS HALEPENSIS	ALEPPO PINE
	BIOSWALE, SUCH AS:	CERCIS CANADENSIS 'OKLAHOMA'	REDBUD
	TURF, SUCH AS:	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	MULCH	TABEBUIA IMPETIGINOSA	PINK TRUMPET
		CHILOPSIS LINEARIS	DESERT WILLOW
		CEANOTHUS SPP.	CALIFORNIA LILAC
		BACCHARIS PILULARIS	DWARF COYOTE BUSH
		MUHLENBERGIA RIGENS	DEER GRASS
		RHAMNUS CALIFORNICA	COFFEEBERRY
		CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
		SALVIA APIANA	WHITE SAGE
		HETEROMELES ARBUTIFOLIA	TOYON
		RHUS INTEGRIFOLIA	LEMONADE BERRY
		CEANOTHUS SPP.	CALIFORNIA LILAC
		CAREX SPISSA	SAN DIEGO SEDGE
		DIANELLA REVOLUTA	BABY BLISS
		LEYMUS CONDENSATUS	WLD RYE
		MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS
		YUCCA WHIPPLEI	CHAPARRAL YUCCA

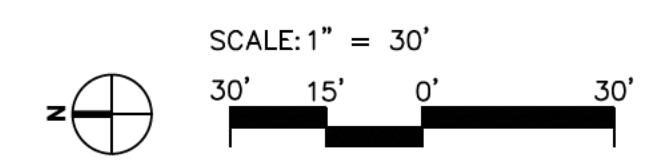
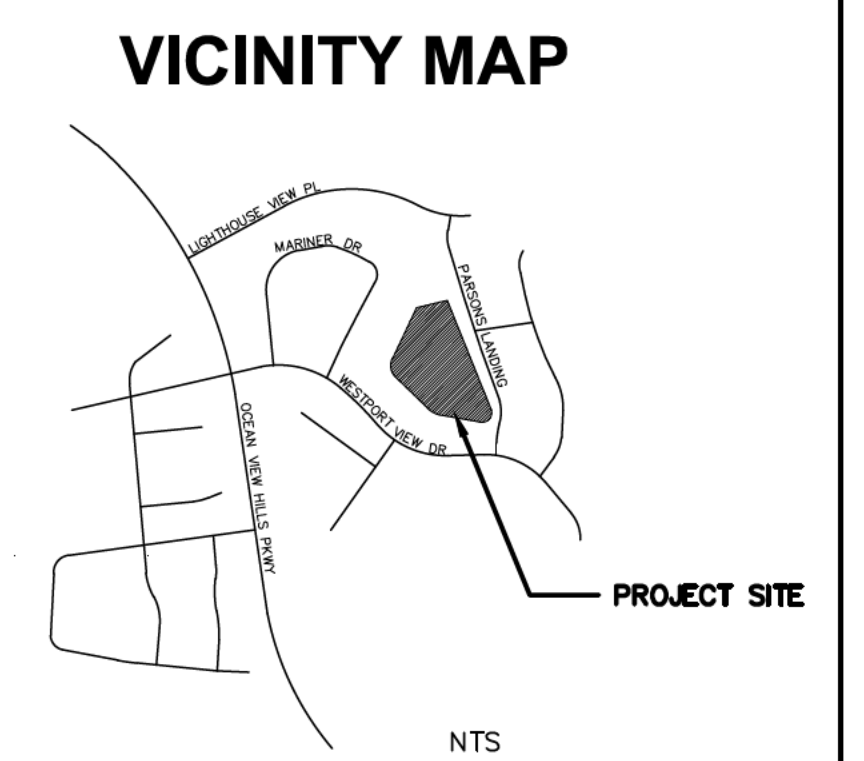
HARDSCAPE LEGEND

	CONCRETE
	P.I.P. RUBBERIZED SOFT SURFACING
	DECOMPOSED GRANITE

IMPROVEMENTS LEGEND

- 1 PRE-FABRICATED ACCESSIBLE RESTROOMS
- 2 SHADE CANOPY STRUCTURE
- 3 SWING SET WITH 6 SWINGS AND P.I.P. RUBBERIZED PLAY SURFACING
- 4 2-5 PLAY AREA WITH P.I.P. RUBBERIZED PLAY SURFACING
- 5 5-12 PLAY AREA WITH P.I.P. RUBBERIZED PLAY SURFACING
- 6 NATURE EXPLORATION AREA WITH LOGS, BOULDERS, INTERPRETIVE SIGNAGE AND P.I.P. RUBBERIZED PLAY SURFACING
- 7 ZIPLINE AREA WITH P.I.P. RUBBERIZED SURFACING
- 8 HALF COURT BASKETBALL WITH 1 BACKBOARD
- 9 FITNESS EQUIPMENT AREA WITH P.I.P. RUBBERIZED SURFACING
- 10 PICNIC TABLE AND BBQ AREA
- 11 TREE ALLEE WITH CAST IRON TREE GRATES
- 12 10' WIDE CONCRETE WELLNESS WALK WITH DISTANCE MARKERS
- 13 6' WIDE CONCRETE GROVE WALK
- 14 RECYCLED PLASTIC TIMBER BRIDGE
- 15 BOULDERS
- 16 CONCRETE WALL
- 17 RAISED CONCRETE PLANTER
- 18 REMOVABLE BOLLARD
- 19 ACCESSIBLE DRINKING FOUNTAIN
- 20 TRASH AND RECYCLING RECEPTACLES
- 21 BENCH WITH BACK
- 22 SITE LIGHTING
- 23 ENTRY AND PARK SIGNAGE
- 24 ACCESSIBLE CURB RAMP
- 25 VEGETATIVE STORMWATER BASIN WITH COBBLE AND BOULDERS
- 26 VEGETATIVE SWALE WITH COBBLE AND BOULDERS
- 27 8' WIDE CONCRETE MAINTENANCE PATH
- 28 6' HIGH PERIMETER FENCE
- 29 TURF LAWN
- 30 CONCRETE MOW CURB
- 31 CONCRETE PLAZA AREA

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.591.0090
spurlock@verdi.com



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	SITE DEDICATED	ORD. NO. ACRES:
	GDP CONSULTANT HIRED	RESO. NO. NAME:
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SHRUB BED	.95 AC.	RESTROOM	150 SF
NATURAL	AC.	REC. BLDG.	SF
D.G. PAVING	270 SF	POOL BLDG.	SF
DIRT INFIELDS	AC.	POOL DECK	SF
		POOL WATER	SF
		PAVED WALKWAYS	34,879 SF
		PARK ROADS	SF
		PARKING LOT	SF
		PARKING STALLS-STD.	
		PARKING STALLS-DISABLED	
		COURT GAME AREA	SF
		LAWN EDGING	LF
		BLEACHERS	EA.
		SECURITY LTS.	15
		BALLFIELD LTS.	STDS.
		TENNIS COURT LTS.	STDS.
		MULTI-PURPOSE CT. LTS.	STDS.
		BACKSTOPS	EA.
		BENCHES	EA.
		PICNIC TABLES	11
		TRASH RECEPTACLES	6 sets
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

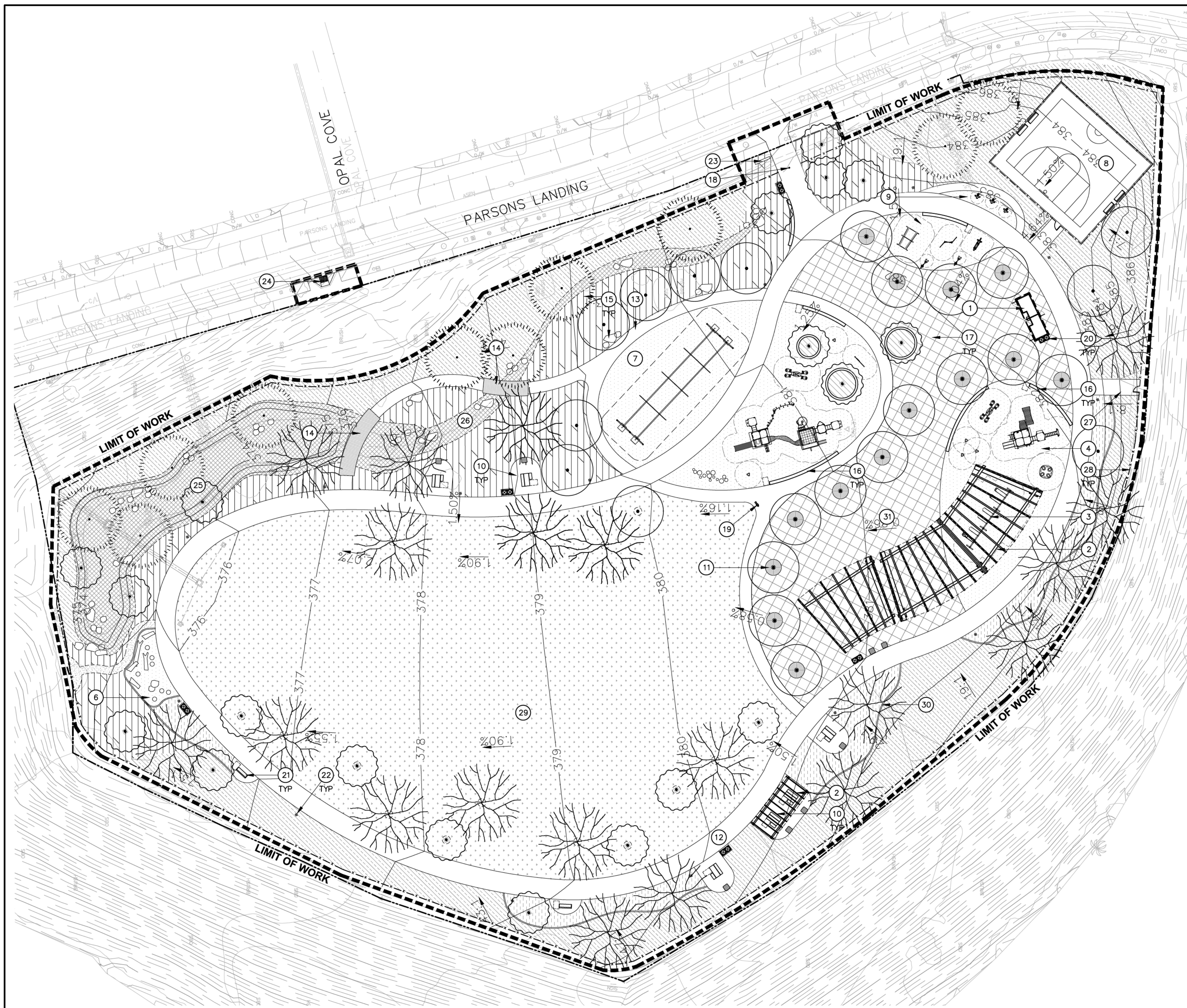
THE GENERAL DEVELOPMENT PLAN

HIDDEN TRAILS

NEIGHBORHOOD PARK

PSD
(PSD #)

LAMBERT COORDINATES: 150-1761 THOMAS BROTHERS PAGE: 1330, GRID J7



PLANTING LEGEND

- 40' CANOPY TREE, SUCH AS:**

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LEYMUS CONDENSATUS	WILD RYE
MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS
YUCCA WHIPPLEI	CHAPARRAL YUCCA
- TURF, SUCH AS:**

TURF SEED MIX WITH SPECIES SUCH AS:

 - 20% COMMON BERMUDA
 - 10% HYBRID BERMUDA
 - 10% 'BARCLAY' PERENNIAL RYE
 - 60% 'TURFSTAR' PERENNIAL RYE
- MULCH**

HARDSCAPE LEGEND

- CONCRETE**
- P.I.P. RUBBERIZED SOFT SURFACING**
- DECOMPOSED GRANITE**

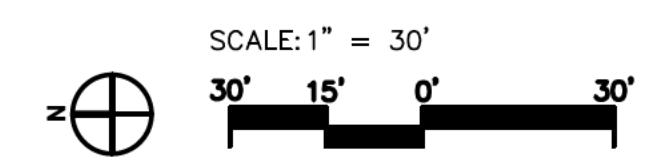
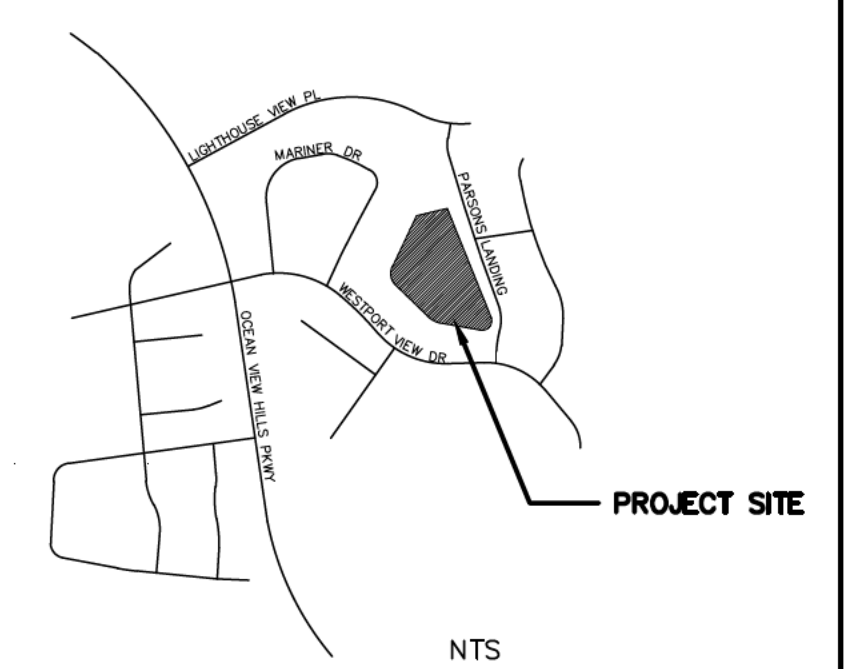
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- ㉘ **6' HIGH PERIMETER FENCE**
- ㉙ **TURF LAWN**
- ㉚ **CONCRETE MOW CURB**
- ㉛ **CONCRETE PLAZA AREA**

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hammonk Street
San Diego, California 92110
619.597.0080
spurlock@verizon.com

VICINITY MAP



DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.		ACRES:
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		PARKING LOT	SF
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		LAWN EDGING	LF
		BLEACHERS	EA.
		SECURITY LTS.	15
		BALLFIELD LTS.	STD.
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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

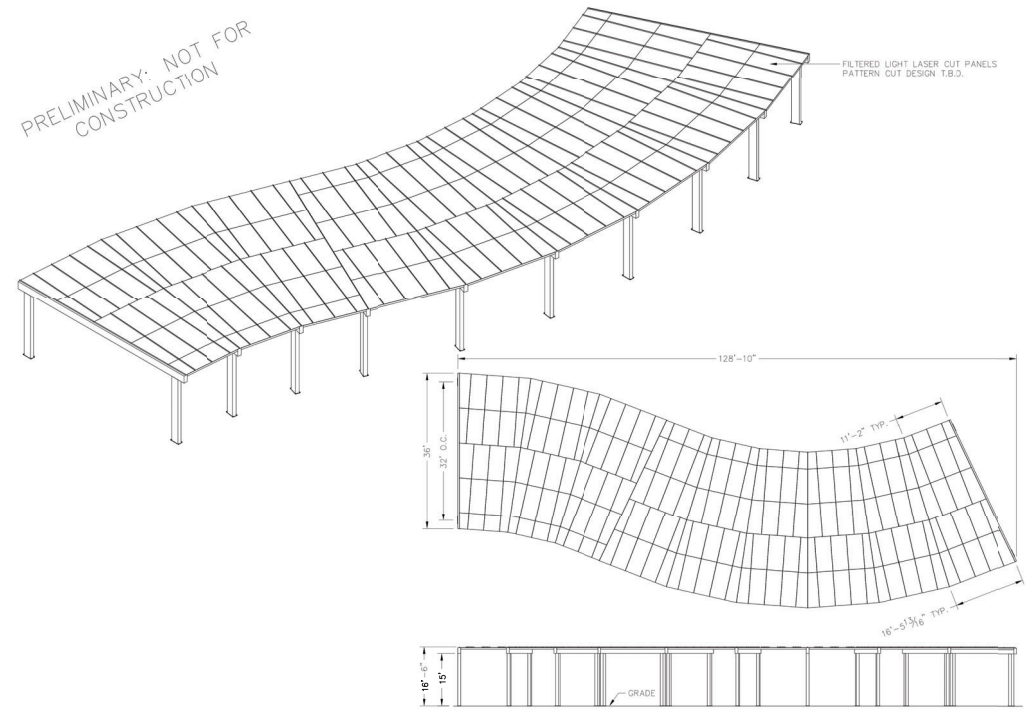
HIDDEN TRAILS

NEIGHBORHOOD PARK

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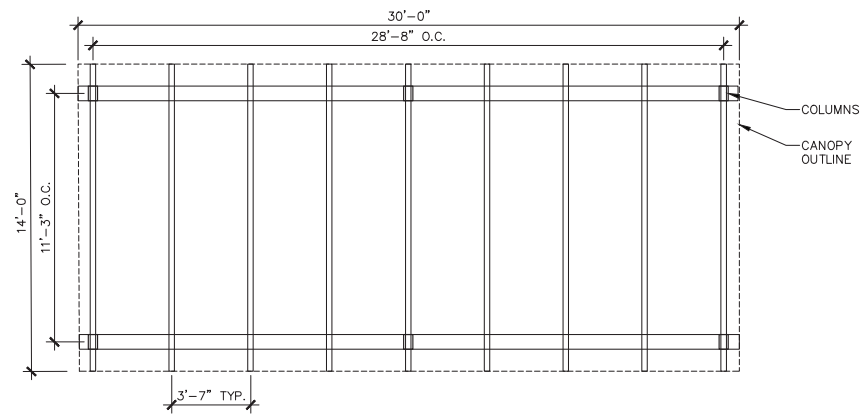
LAMBERT COORDINATES: 150-1761 THOMAS BROTHERS PAGE: 1330, GRID J7

PRELIMINARY: NOT FOR CONSTRUCTION



1 CUSTOM SHADE STRUCTURE AT PLAY AREA

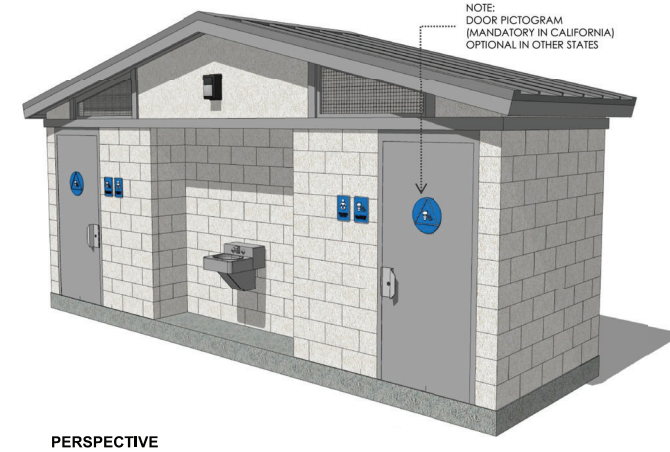
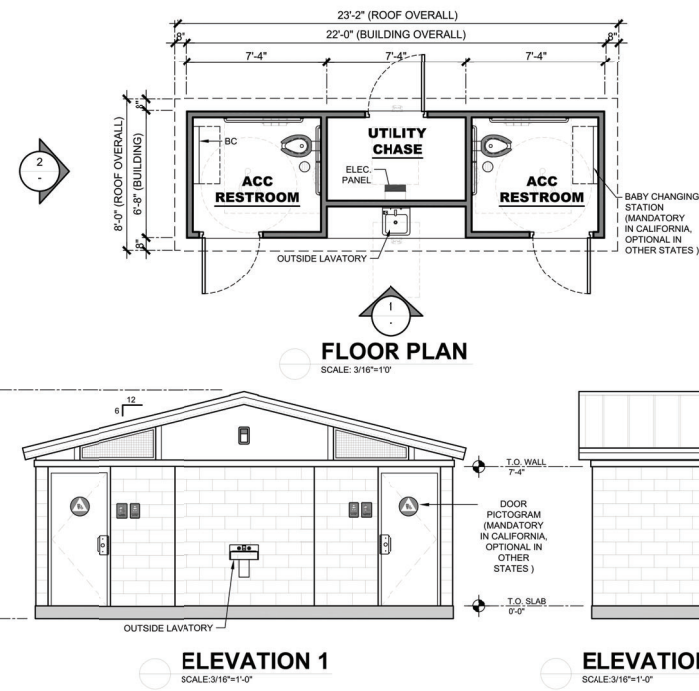
SCALE: NTS



PLAN VIEW

2 CUSTOM SHADE STRUCTURE AT PICNIC AREA

SCALE: 1/4" = 1'-0"



PERSPECTIVE

3 ACCESSIBLE RESTROOM BUILDING

SCALE: 3/16" = 1'-0"

COUNCIL DISTRICT:

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

HIDDEN TRAILS

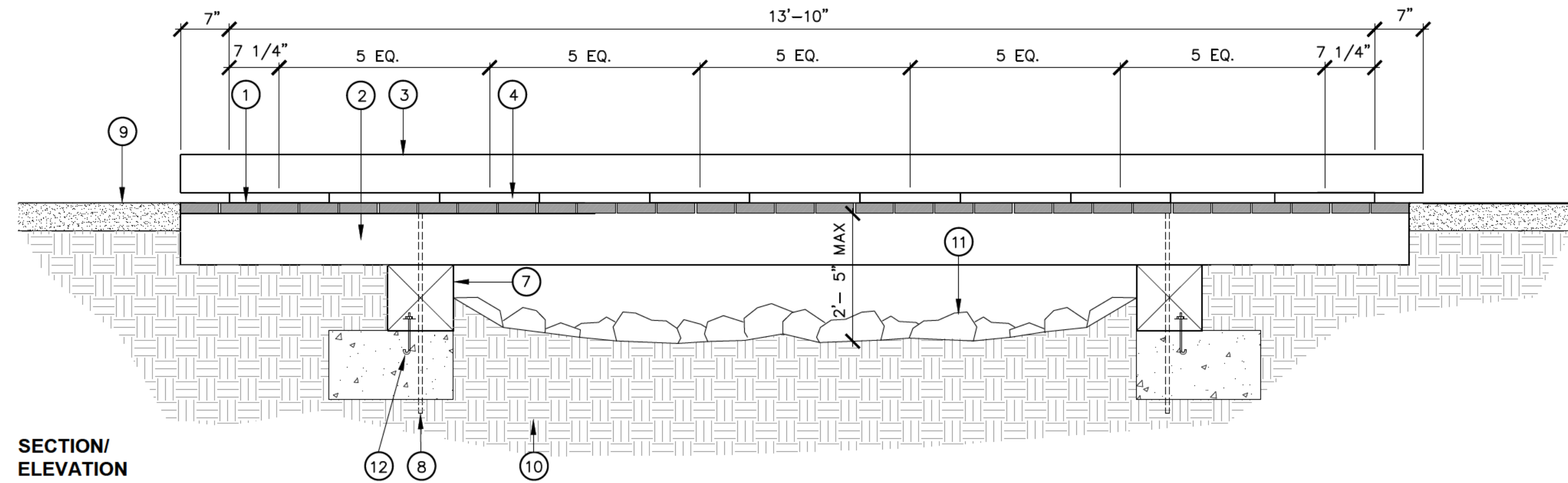
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- ① 2 x 6 RECYCLED PLASTIC LUMBER DECKING W/ 1/8" JOINTS
- ② 4 x 8 RECYCLED PLASTIC LUMBER SLEEPER
- ③ 6 x 6 RECYCLED PLASTIC LUMBER CURB
- ④ 2 x 4 x 24" RECYCLED PLASTIC LUMBER SPACER, MAX. 2' O.C.
- ⑤ 3/4" X 12" STAINLESS STEEL LAG BOLT, COUNTER-SUNK IN PLASTIC CURB, THROUGH SPACER, MINIMUM 3" EMBEDMENT IN SLEEPER, MAX. 2' O.C.
- ⑥ #10 X 3" LENGTH STAINLESS STEEL SCREWS (2) PER DECK BOARD/SLEEPER, CENTERED ON SLEEPER AND UNIFORMLY SPACED
- ⑦ 10" X 10" RECYCLED PLASTIC LUMBER MUDSILL
- ⑧ #5 REBAR AT 12" O.C., MINIMUM 12" EMBEDMENT IN COMPACTED GRADE
- ⑨ ADJACENT PAVING
- ⑩ COMPACTED SUBGRADE
- ⑪ FINISH GRADE AT ARROYO
- ⑫ ANCHOR BOLTS/ J-BOLTS PER STRUCTURAL, EMBED. (4 TOTAL) ANCHORAGE SHALL NOT DAMAGE/ALTER FOOTING REINFORCING; PER STRUCTURAL

NOTE:
PEDESTRIAN BRIDGE BY OTHERS,
DETAIL FOR REFERENCE ONLY, N.I.C.



1 RECYCLED PLASTIC TIMBER BRIDGE

SCALE: 3/4" = 1'-0"



- ① C.I.P. NATURAL GRAY CONCRETE MONUMENT WALL WITH SMOOTH FINISH
- ② ALL LETTERS, CAST INTO FACE OF SIGN 1/2" DEEP AND PAINTED WITH COLOR TBD
- ③ FOREST PATTERNING TO BE SANDBLASTED AT 1/4" DEPTH AND STAINED WITH DAVIS COLOR TBD
- ④ 6" DIA. ACRYLIC SAN DIEGO SEAL & LOGO, ATTACHED TO SIGN WITH EXPOXY AND (1) SECURITY FASTENER INTO THREADED INSERT IN CENTER OF LOGO. LOGO TO BE INSET INTO THE SIGN TO WHERE FACE OF ACRYLIC LOGO IS AT 1/2" DEPTH.
- ⑤ C.I.P. CONCRETE BASE WITH TOPCAST FINISH
- ⑥ 1/4" CHAMFER ON ALL EDGES

NOTE:

- 1. CONCRETE FOOTING REQUIRED, CONSTRUCTION BY OTHERS.

2 ENTRY SIGN

SCALE: 1" = 1'-0"

COUNCIL DISTRICT:

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
HIDDEN TRAILS
NEIGHBORHOOD PARK

SITE ELEMENTS

PLAY EQUIPMENT



We-saw (ages 2-5)



Swings (ages 2-12)



Spinner (ages 2-5)



Zipline (ages 2-12)



Play Booster equipment

FITNESS



Sports court



Pull/up



Chest/back press

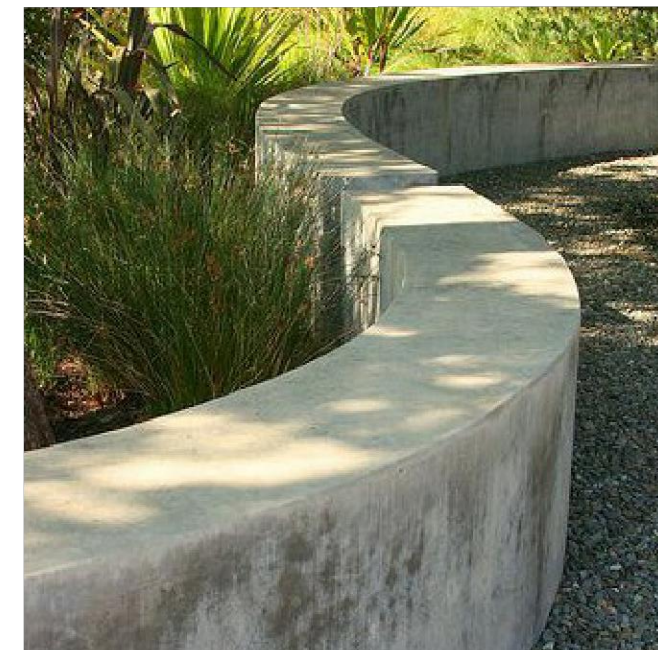


Elliptical



Full body

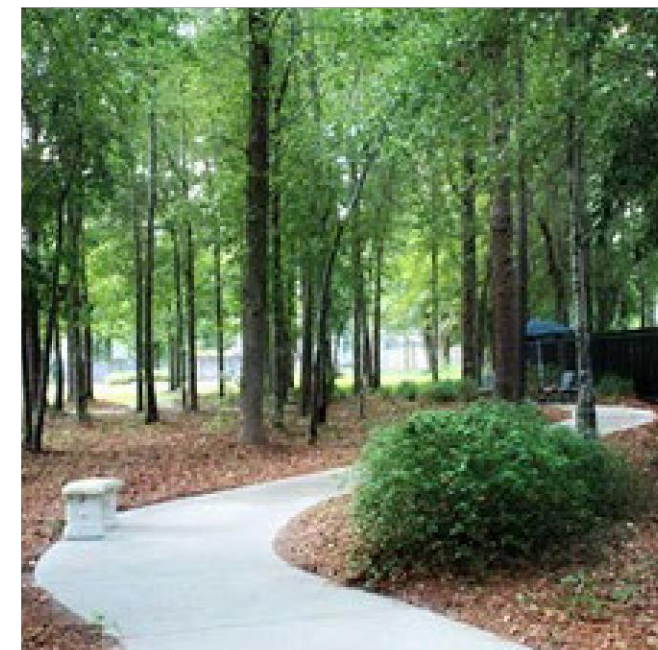
HARDSCAPE



Concrete seatwall



Monument sign



Walking path



Nature play



Etched distance marker

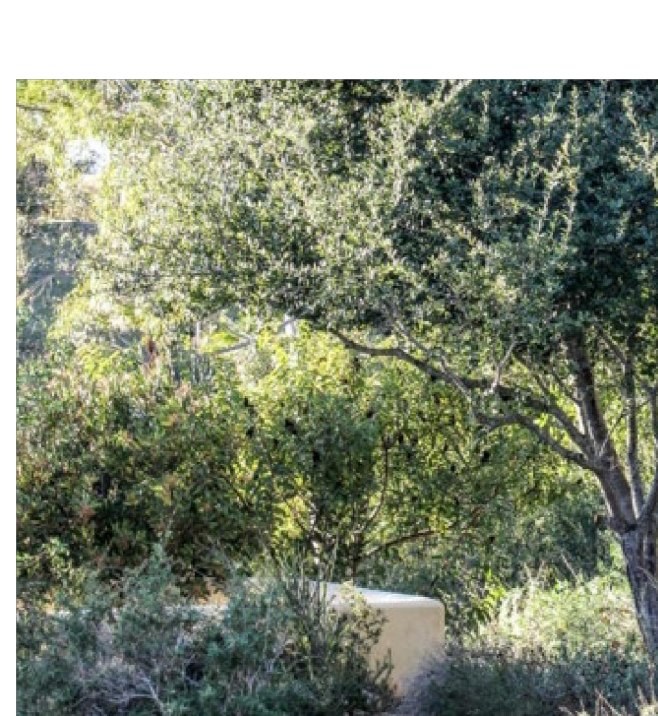
SITE FEATURES



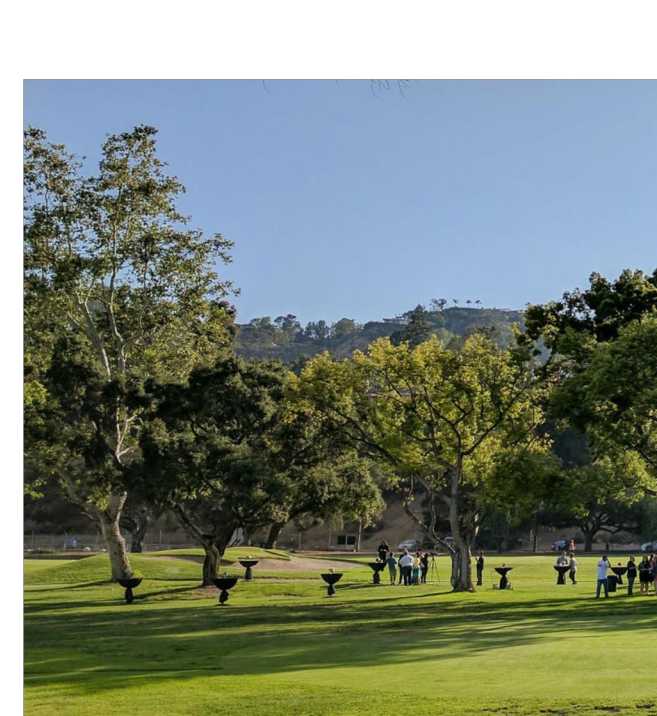
Stormwater basin



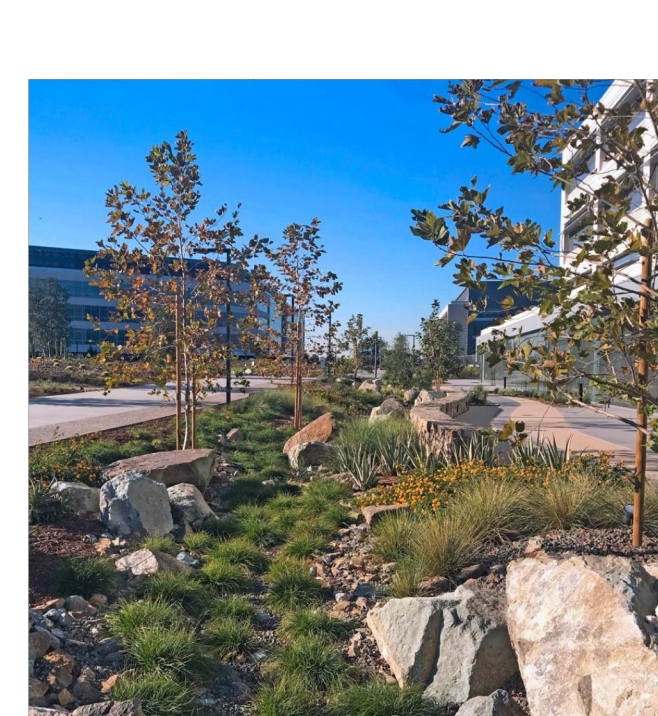
Understory



Buffer



Turf



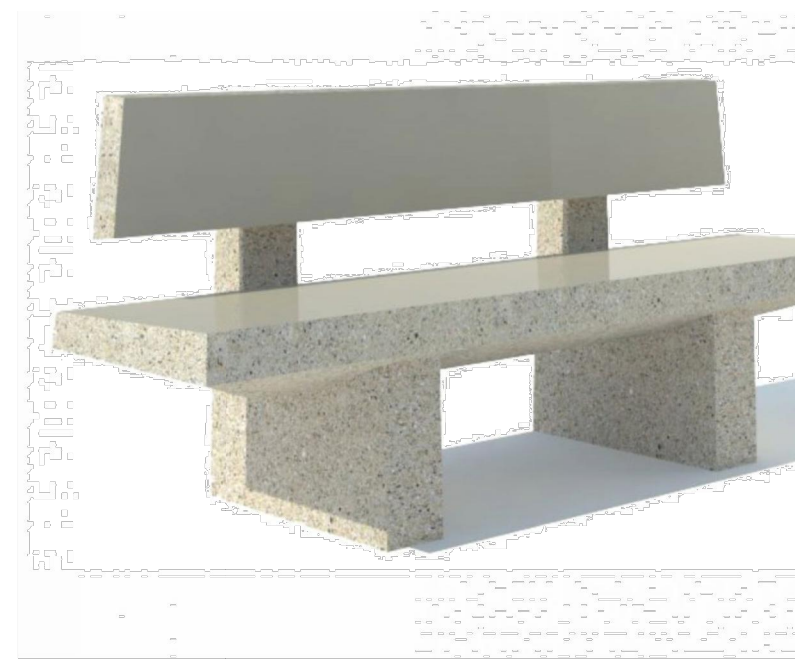
Bioswale

PLANTING

SITE FURNISHINGS



Trash/Recycling



Bench w/ back



Picnic table



Drinking fountain

SITE FURNISHINGS



Lounge furniture



Bbq



Lighting



Security fencing

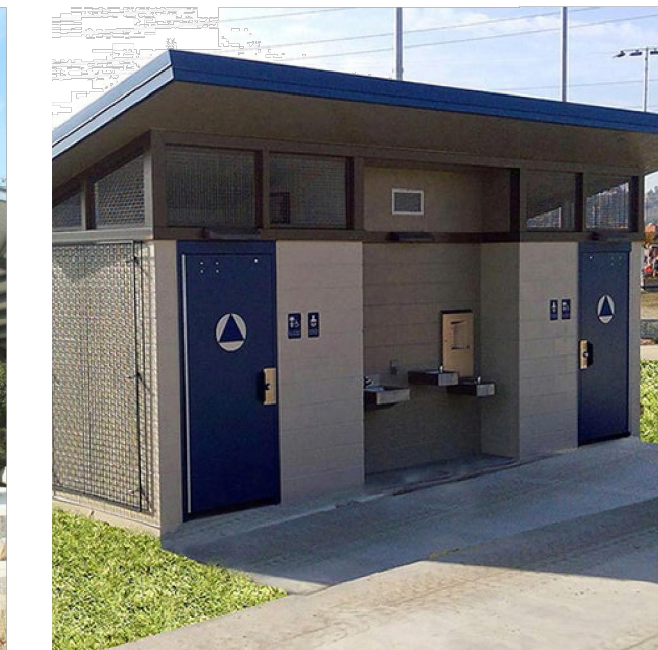
SITE STRUCTURES



Shade structure



Restroom



Trail bridge

COUNCIL DISTRICT:

DATE	ACTION	REFERENCE DOCUMENTS
	SITE ACQUIRED	RESO. NO. COST \$: ACRES:
	SITE DEDICATED	ORD. NO. ACRES:
	GDP CONSULTANT HIRED	RESO. NO. NAME:
	P&R BOARD APPROVAL	PF&R APPROVAL DATE:
	INITIAL DEVELOPMENT	CIP NO. J.O. NO. DRWG. NO.
		CIP NO. J.O. NO. DRWG. NO.
		CIP NO. J.O. NO. DRWG. NO.
		CIP NO. J.O. NO. DRWG. NO.
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		CIP NO. J.O. NO. DRWG. NO.
		CIP NO. J.O. NO. DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.9 AC	TOT LOT	5,159 SF	PAVED WALKWAYS	34,879 SF
IMPROVED AREA	3.62 AC	MULTI-PURPOSE CT.	3,206 SF	PARK ROADS	SF
TURF	1.03 AC	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	.95 AC.	RESTROOM	150 SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	SF
D.G. PAVING	270 SF	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA.
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

HIDDEN TRAILS

NEIGHBORHOOD PARK

LAMBERT COORDINATES: 150-1761
THOMAS BROTHERS PAGE: 1330, GRID J7

PSD
(PSD #)