



**THE CITY OF SAN DIEGO
PARK AND RECREATION DEPARTMENT
OPEN SPACE DIVISION
CARMEL VALLEY MAINTENANCE ASSESSMENT DISTRICT
JUNE 2015 STAFF REPORT**

Ornamental Landscaping

- Please let George or Greg know if you have suggestions on ways to improve maintenance activities within the district.
- Landscape Enhancement Project:
 - LUSA continues to mulch numerous landscapes throughout the Carmel Valley MAD.
 - At the May 2015 meeting, committee attendees asked if staff could provide information regarding irrigation reduction strategies for the parks throughout the Carmel Valley MAD. Please review the attached maps for reference. The maps identify turf areas under the categories of being Active, Passive or Ornamental areas. Active turf areas will continue to be irrigated 3X a week; Passive areas have been reduced to 2X a week; Ornamental turf areas have been turned off with simulated rain events which are scheduled for 1 to 2X a month to keep the trees alive for longevity purposes. Staff feels additional water savings could be accomplished with the removal of *Apentia cordifolia* “Red Apple” succulents in a few areas and by incorporating mulch into the landscapes.
 - Due to the Statewide Mandatory Water Reductions, turf medians are no longer able to receive irrigation. Staff is gathering ideas for a long-term plan if necessary. A new plant palette for the medians may be implemented due to our current drought conditions. Prospect palettes may consist of drought tolerant plants, landscape boulders, cobble river rock, decorative mulch, efficient irrigation, etc. Turf Rebate Programs are also available. Please review the water smart websites for additional information regarding the rebate programs.
<http://socalwatersmart.com/index.php/qualifyingproducts/turfremoval>
<http://turfreplacement.watersmart.org/>

Parks

1. Carmel Mission Park /Renaissance Park/SDG&E Easement
 - Staff met with Committee President, Rick Newman and the SDG&E’s Arborist, Greg Peck to assess eight (8) Torrey Pine trees for removal in the Open Space area, north of Carmel Mission Park. It has been decided that these particular trees will be topped versus being removed to conserve as many trees as possible for environmental and longevity purposes.

2. Torrey Highlands Park

- Construction for the Torrey Highlands Park Playground and ADA improvements began the week of October 27, 2014. The project will include upgrades to the play area, paths of travel and restroom. Construction for the project is currently delayed due to root issues with the mature Torrey Pines in the vicinity. Plans for the concrete sidewalk will likely need to be modified in order to accommodate the roots and protect the trees. *(No change from last month.)*

3. Smart Controllers

- The committee approved the installation of smart controllers for all non-General Fund locations at the October 2014 meeting. Staff is working with LUSA and has submitted rebate information to SoCal Water. It generally takes 4 to 6 weeks for the rebates to be processed. At the April 2015 meeting, the committee approved the purchase of ET Water Smart Controllers to become more efficient and conservative now instead of waiting on the rebate checks to be received. LUSA has begun installing ET Water Smart Controllers in the MAD. Once the rebate checks are received, the MAD will be reimbursed.

Capital Improvement Project L.14000

- Staff submitted 5 locations to the Engineering Department for Capital Improvement Projects which is phase one of CIP L.14000 and was approved by the CV Committee on November 5, 2013. CIP L.14000 was created to address un-landscaped (Baldwin) areas within public rights-of-ways throughout the MAD that currently do not have water service. The City of San Diego Water Department has installed all water meters associated with the CIP throughout the Carmel Valley MAD. Based on staff estimates, there are adequate funds within CIP L.14000 (deposited in FY2014) to address the five locations. Staff reviewed and made comparisons to the landscape quotes and feel the rates are appropriate for these particular projects. Due to California's current drought conditions, the governor mandated a 25% reduction of irrigation usage throughout the state. At the April 2015 meeting, the committee decided to delay the remainder of the project (plants and irrigation install) until more information was provided from the government regarding the drought concerns. Greg advised that it would be best if the project continued later in the year as plants require less water in the cooler months and have a better success rate becoming established for longevity purposes and the committee agreed with the plan.

Tree Trimming

- West Coast Arborist continues to provide tree maintenance services throughout the Carmel Valley MAD and delivering mulch to designated areas making distribution/mulching easier and quicker for Landscapes USA.

Landscape Contract and Budget

- Landscapes USA (LUSA) continues to provide services within budget.

Attachments

1. Irrigation Reduction Strategy Maps
2. Photos of Carmel Mission Park Torrey Pine Trees

Respectfully submitted,

George Flores
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Grounds Maintenance Manager
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garmstead@san Diego.gov

cc: Erika Fereirra District Manager, Open Space Division
Paul Sirois, Assistant Deputy Director, Open Space Division



DATE: 10/15/15

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/15/15	JMM
2	REVISED	10/15/15	JMM
3	REVISED	10/15/15	JMM
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10	REVISED	10/15/15	JMM

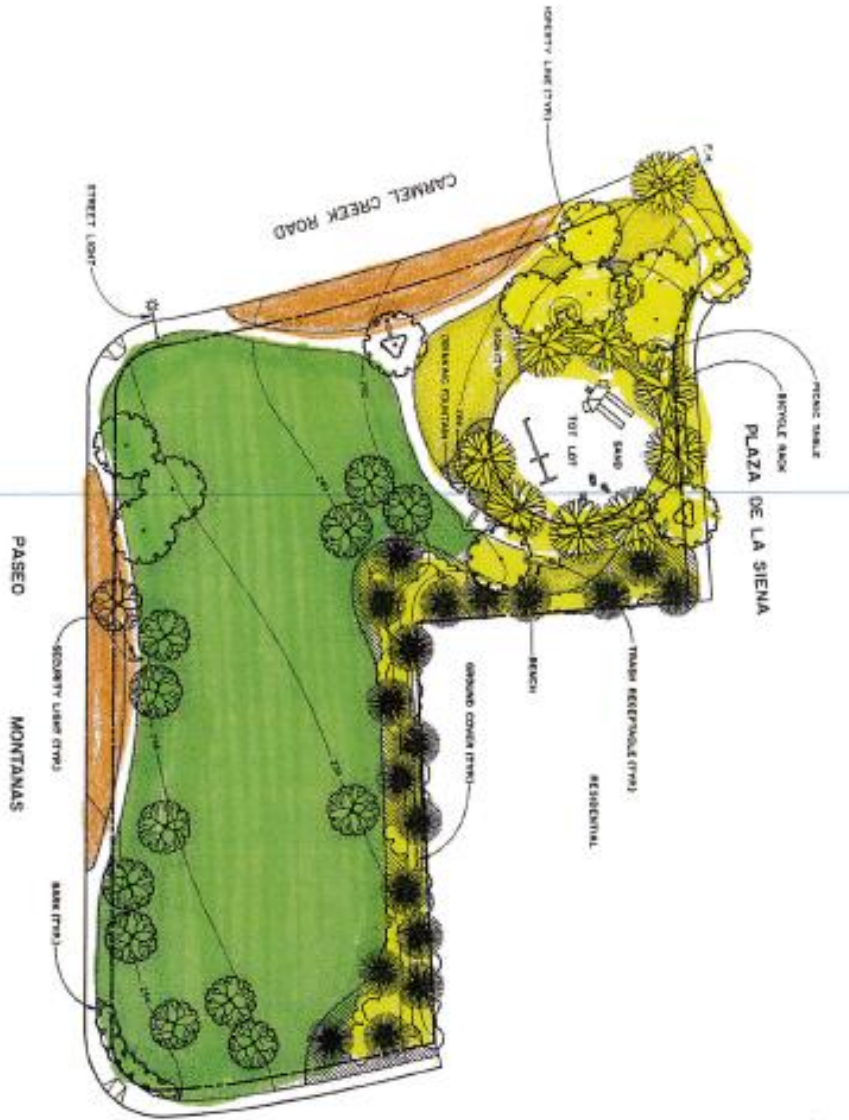
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/15/15	JMM
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CITY OF SAN DIEGO
 THE GENERAL DEVELOPMENT PLAN
DEL MAR TRAILS
 RENAISSANCE PARK

PAGE 004 RECREATION DEPARTMENT

DATE: 10/15/15
 DRAWN: JMM
 CHECKED: JMM
 SCALE: AS SHOWN

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Vicinity Map



GENERAL INFORMATION		PROPOSED DEVELOPMENT		CITY OF SAN DIEGO	
PROJECT NO.	1000	PROJECT NAME	WINDWOOD OPEN SPACE RENAISSANCE PARK	CITY DISTRICT	1
CLIENT	THE GENERAL DEVELOPMENT PLAN	DATE	JUNE 2015	COMMISSIONER	DAVID H. COOPER
DESIGNER	THE GENERAL DEVELOPMENT PLAN	SCALE	AS SHOWN	APPROVED BY	[Signature]
DATE	JUNE 2015	PROJECT LOCATION	1000 CAMINO DEL RIO, SAN DIEGO, CA 92108	PROJECT NO.	1000
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CITY OF SAN DIEGO
 PARK AND RECREATION DEPARTMENT
THE GENERAL DEVELOPMENT PLAN
WINDWOOD
 OPEN SPACE RENAISSANCE PARK
 COMMISSIONER DISTRICT NO. 1
 COMMISSIONER DISTRICT NO. 1
 COMMISSIONER DISTRICT NO. 1
 COMMISSIONER DISTRICT NO. 1

PROJECT SUMMARY

PROJECT NAME: CARMEL VALLEY MAD, PHASE 1A/1B

NO.	DATE	DESCRIPTION	BY
0-20-2017	07/15/2017	REVISED PER COMMENTS	SM
1-17-2018	02/02/2018	REVISED PER COMMENTS	SM
2-27-2018	02/27/2018	REVISED PER COMMENTS	SM
7-1-2018	07/01/2018	REVISED PER COMMENTS	SM

PERMITS	APPROVED	DATE	BY
PLANNING	APPROVED	07/15/2017	SM
ENGINEERING	APPROVED	02/02/2018	SM
ENVIRONMENTAL	APPROVED	02/27/2018	SM
PERMITS	APPROVED	07/01/2018	SM

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

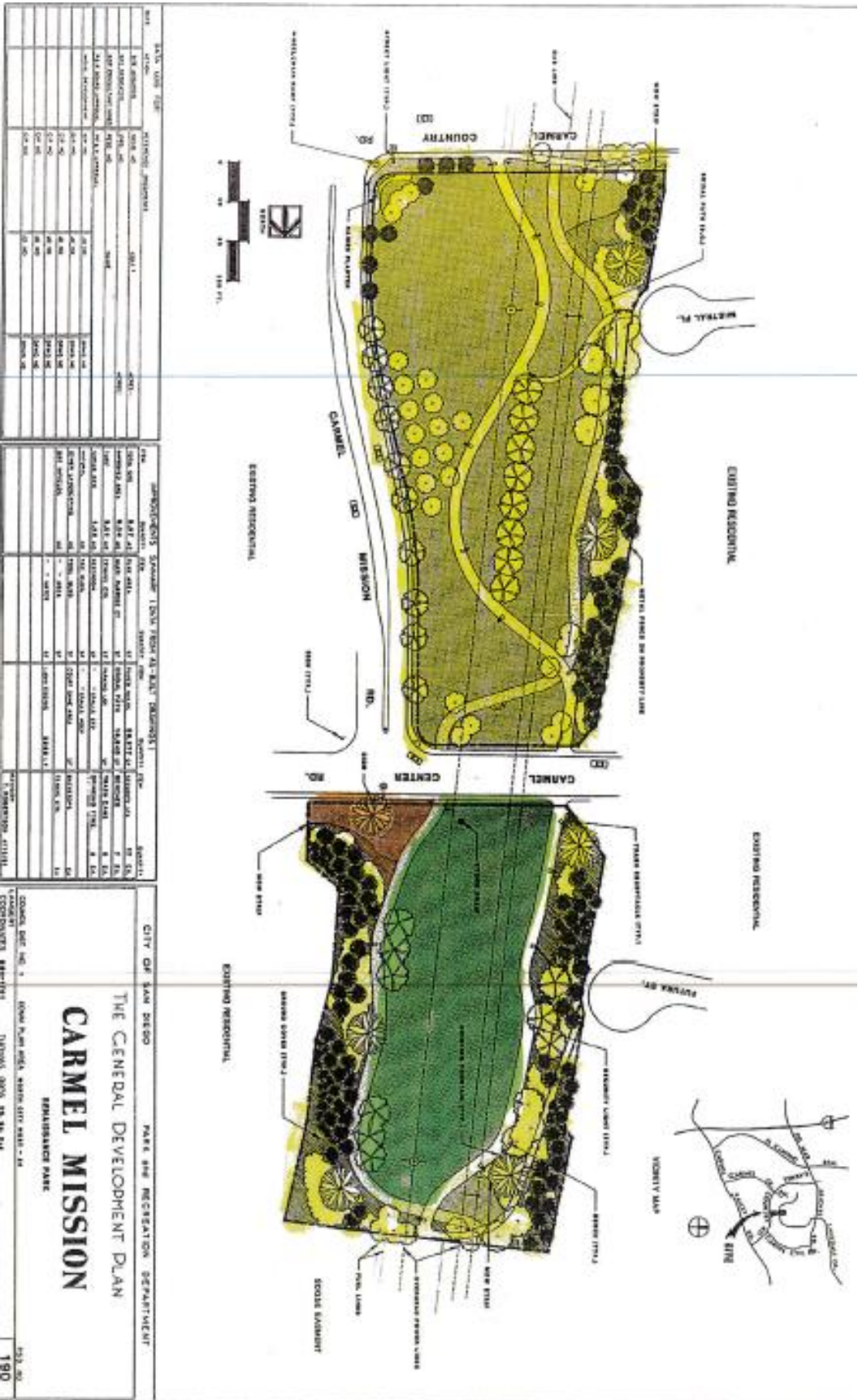
THE GENERAL DEVELOPMENT PLAN

CARMEL KNOLLS

REHABILITATION PLAN

PSD 190

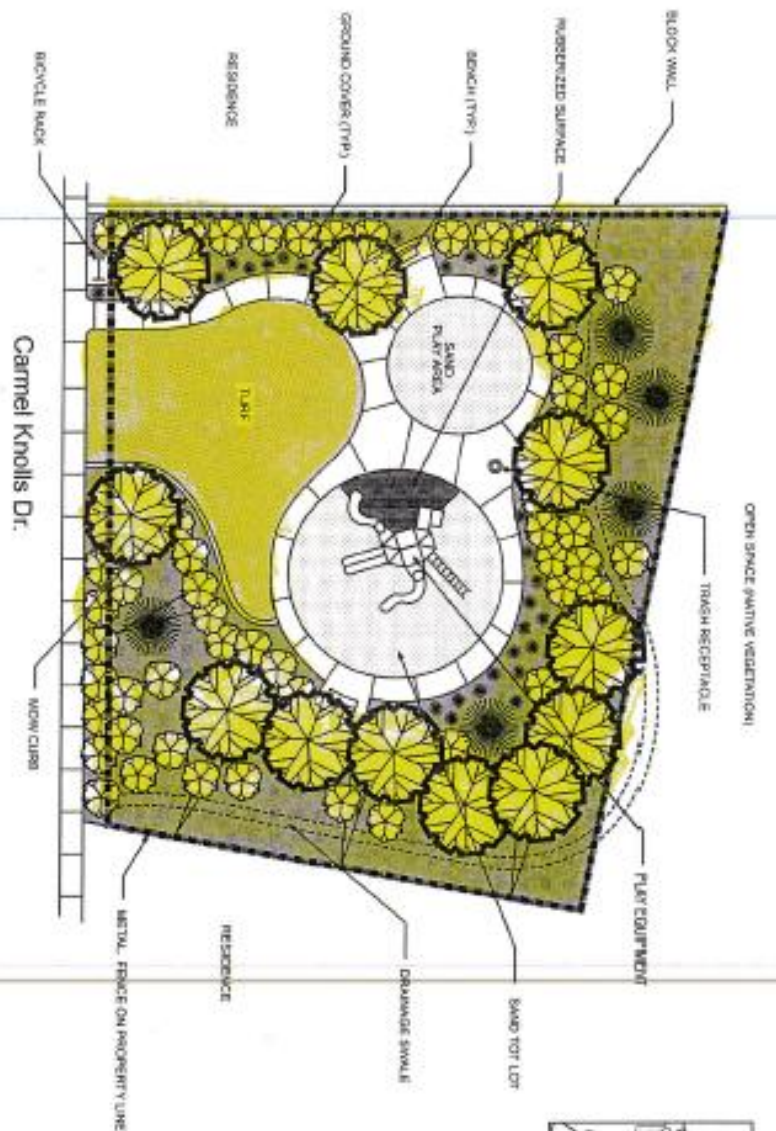




DATE: 06/15/15		PROJECT: CARMEL MISSION PARK	
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	06/15/15	J.M.
2	FINAL PLAN	06/15/15	J.M.

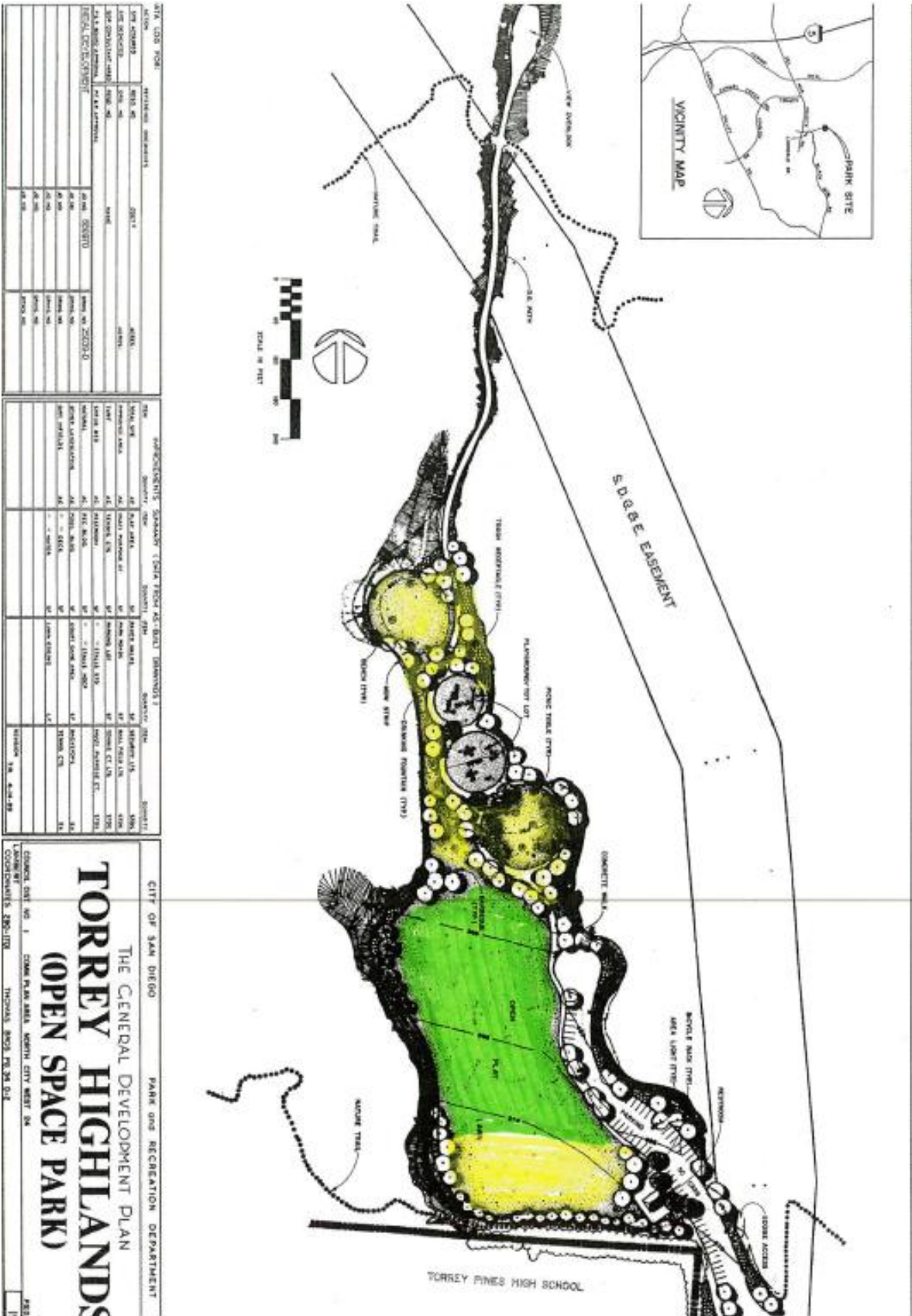
PROJECT: CARMEL MISSION PARK		SHEET: 1 OF 1	
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	06/15/15	J.M.
2	FINAL PLAN	06/15/15	J.M.

CITY OF SAN DIEGO
 PARK AND RECREATION DEPARTMENT
THE CENTRAL DEVELOPMENT PLAN
CARMEL MISSION
 RECREATION PARK
 190



GENERAL NOTES		GENERAL NOTES		GENERAL NOTES		GENERAL NOTES	
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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT
 THE GENERAL DEVELOPMENT PLAN
Pearlman
 Mini - Park





Locality Map

DATE LOG FOR		PROJECT LOCATION	CITY
DATE	DESCRIPTION		
06/16/15	Site Visit	1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S.	SAN DIEGO
06/17/15	Site Visit	1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S.	SAN DIEGO
06/18/15	Site Visit	1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S.	SAN DIEGO

DATE	DESCRIPTION	TIME	BY
06/16/15	Site Visit	08:00	JM
06/17/15	Site Visit	08:00	JM
06/18/15	Site Visit	08:00	JM

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

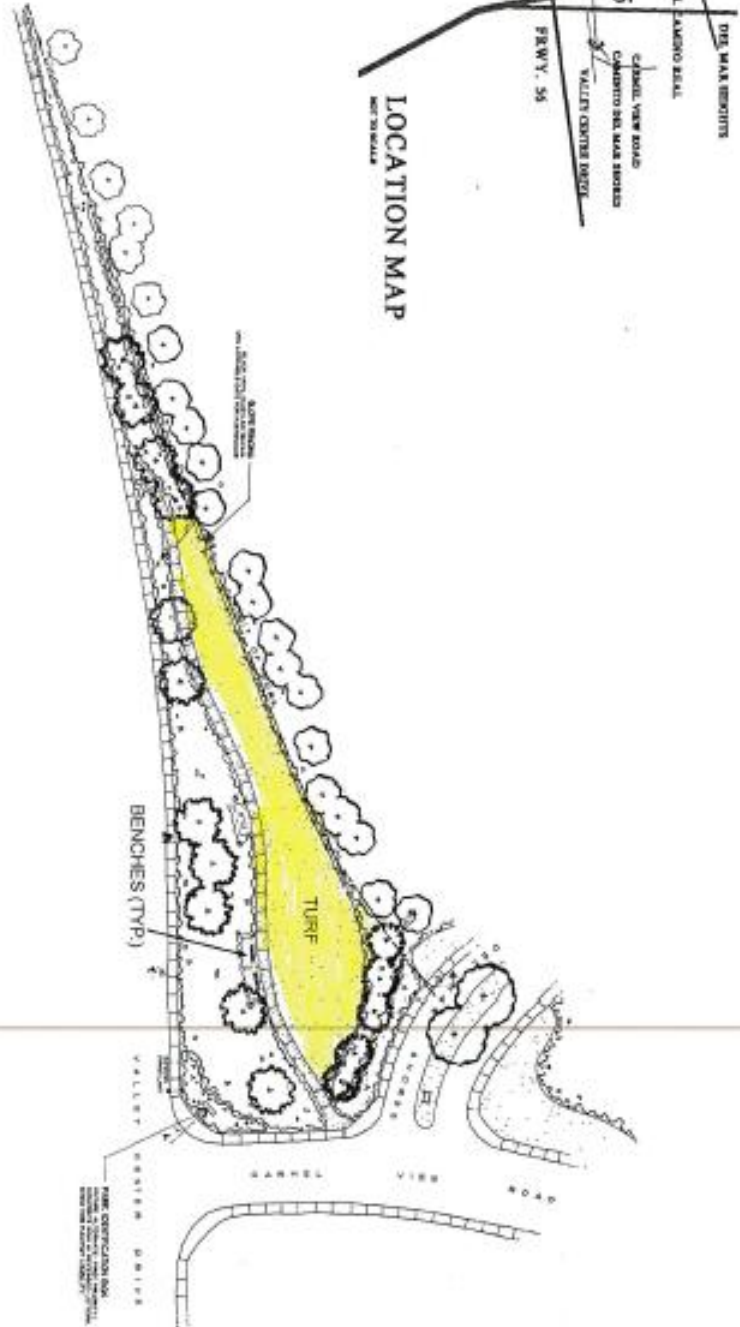
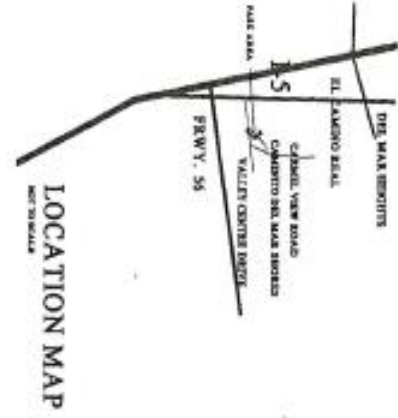
THE GENERAL DEVELOPMENT PLAN

CARMEL GROVE

OPEN SPACE RENAISSANCE PARK

CONTRACT NO. 1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S.

CONTRACT NO. 1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S. 1100 W. W. WAYNE ST. S.



PROPERTY INFORMATION				APPROVED DEVELOPER INFORMATION				APPROVED CONTRACTOR INFORMATION				CITY OF SAN DIEGO RECORDS AND REGISTRATION DEPARTMENT			
DATE	APPLICANT	PROJECT	PROJECT NUMBER	DATE	PROJECT NUMBER	DATE	PROJECT NUMBER	DATE	PROJECT NUMBER	DATE	PROJECT NUMBER	DATE	PROJECT NUMBER	DATE	PROJECT NUMBER
01/03/2015	THE GENERAL DEVELOPMENT PLAN	MINI PARK	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001
01/03/2015	THE GENERAL DEVELOPMENT PLAN	MINI PARK	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001	06/15/2015	015-001

CITY OF SAN DIEGO RECORDS AND REGISTRATION DEPARTMENT

The General Development Plan
CARMEL VIEW
MINI PARK

2015 Carmel Valley Road
 License# 200-1087 THOMAS P. WATKINS, P.E. (P) 1108 A/J

P.S.D. NO. 998

