

# PARKS AND RECREATION COMMISSION

## Agenda

CITY COUNCIL-APPOINTED BOARDS & COMMISSIONS



### REGULAR MEETING OF THE PARKS AND RECREATION COMMISSION

**Date:** Thursday, September 21, 2023  
**Time:** 6:30 p.m.  
**Location:** Norman Park Senior Center Conference Room  
270 F St., Chula Vista

#### Welcome to your Parks and Recreation Commission Meeting!

**Public Comments:** Public comments may be submitted to the Parks and Recreation Commission in the following ways:

- **In-Person comments during the meeting.** Join us for the Parks and Recreation Commission meeting at the time and location specified on this agenda to make your comments. Please visit [www.chulavistaca.gov/boardmeetings](http://www.chulavistaca.gov/boardmeetings) for current mask requirements and other safety protocols.
- **Submit an eComment.** Visit [www.chulavistaca.gov/boardmeetings](http://www.chulavistaca.gov/boardmeetings), locate this meeting, and click on the comment bubble icon. Click on the item you wish to comment on, and then click on "Leave Comment." The commenting period will close one hour before the meeting. All comments will be made available to the Commission and the public.
- **Mail or email comments.** Submit comments via email to [PRC@chulavistaca.gov](mailto:PRC@chulavistaca.gov) or by mail to Parks and Recreation Commission, 276 Fourth Ave, Chula Vista, CA 91910. Please send comments early; written comments received within one hour of the meeting may not be distributed until the following day.

**Accessibility:** *Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in a Parks and Recreation Commission meeting by contacting the Office of Recreation at [PRC@chulavistaca.gov](mailto:PRC@chulavistaca.gov) (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.*

**SPEAKER TIME LIMITS:** The time allotted for speakers may be adjusted by the Chair.

- Five minutes\* for specific items listed on the agenda
- Three minutes\* for items NOT on the agenda (called to speak during Public Comments)
- A group of individuals may select a spokesperson to speak on their behalf on an agenda item, waiving their option to speak individually on the same item. Generally, five minutes are allotted per person, up to a limit of 30 minutes, although the limits may be adjusted. Members of the group must be present.

\*Individuals who use a translator will be allotted twice the amount of time.

**1. CALL TO ORDER****2. ROLL CALL**

Commissioners Calvo, Conser, Enriquez, Gregorio, Padilla, and Zarem.

**3. PUBLIC COMMENTS**

*Persons may address the Commission on any subject matter within the Commission's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Commission from discussing or taking action on any issue not included on the agenda, but, if appropriate, the Commission may schedule the topic for future discussion or refer the matter to staff. If you wish to speak, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting.*

**4. ACTION ITEMS**

*The Item(s) listed in this section of the agenda will be considered individually by the Commission and are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting.*

**4.1 Approval of Meeting Minutes of June 15, 2023 and July 20, 2023**

3

**RECOMMENDED ACTION:**

Commission approve the minutes

**4.2 Recommendation To Approve the Park Master Plan for the 1.414-Acre Park P-1 in Otay Ranch Village Two**

9

**RECOMMENDED ACTION:**

Commission approve the Park Master Plan for the 1.414-acre park P-1 on Otay Ranch Village Two

**5. STAFF COMMENTS****6. CHAIR COMMENTS****7. COMMISSIONERS' COMMENTS****8. ADJOURNMENT**

to the regular meeting on November 16th at 6:30 p.m.

*Materials provided to the Parks and Recreation Commission related to any open-session item on this agenda are available for public review, please contact Commission staff at [PRC@chulavistaca.gov](mailto:PRC@chulavistaca.gov).*



## **SPECIAL MEETING OF THE PARKS AND RECREATION COMMISSION**

### **Meeting Minutes**

June 15, 2023, 6:30 p.m.  
Norman Park Senior Center  
270 F Street  
Chula Vista, CA 91910

Present: Commissioner Calvo, Commissioner Conser, Commissioner Gregorio, Commissioner Padilla, Chair Zarem

Absent: Commissioner Enriquez

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#### **1. CALL TO ORDER**

*A regular meeting of the Parks and Recreation Commission of the City of Chula Vista was called to order at 6:32 p.m. at Norman Park Senior Center.*

#### **2. ROLL CALL**

#### **3. PUBLIC COMMENTS**

No public comment.

#### **4. ACTION ITEMS**

##### **4.1 Approval of Meeting Minutes of April 27, 2023**

Commission approved the meeting minutes of April 27, 2023.

**Moved by** Commissioner Calvo

**Seconded by** Commissioner Padilla

Yes (5): Commissioner Calvo, Commissioner Conser, Commissioner Gregorio, Commissioner Padilla, and Commissioner Zarem

**RESULT: Carried (5 to 0)**

**4.2 Consideration to allow revised proposal for off leash dog access without fenced boundaries at Hilltop Park**

Commission heard the presentation and recommended the dog access area be fenced.

**Moved by** Commissioner Padilla

**Seconded by** Commissioner Gregorio

Yes (4): Commissioner Calvo, Commissioner Conser, Padilla, and Commissioner Zarem

No (1): Commissioner Gregorio

**RESULT: Carried (4 to 1)**

**4.3 Discussion regarding Annual Report of Activities and authorize Chair to work with City Staff to finalize and submit.**

Commission authorized Chair Zarem to work with City Staff to finalize and submit the Annual Report of Activities.

**Moved by** Commissioner Calvo

**Seconded by** Commissioner Conser

Yes (5): Commissioner Calvo, Commissioner Conser, Commissioner Gregorio, Commissioner Padilla, and Commissioner Zarem

**RESULT: Carried (5 to 0)**

**5. STAFF COMMENTS**

Aquatic Supervisor III, Karina Craig provided an update on upcoming events; Proclamation for Parks and Rec Professionals Day on July 11<sup>th</sup>, and July 29<sup>th</sup> Parks and Rec Day. Principal Recreation Manager, Shaun Ellis invited the commission to The Chula Vista Champions Run 5k.



**6. CHAIR COMMENTS**

None.

**7. COMMISSIONERS' COMMENTS**

Commissioner Calvo requested Harborside Park update.

**8. ADJOURNMENT**

*The meeting was adjourned at 8:23 p.m.*

*Minutes prepared by: Geovanna Gonzalez, Secretary*

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Geovanna Gonzalez, Secretary



## **SPECIAL MEETING OF THE PARKS AND RECREATION COMMISSION**

### **Meeting Minutes**

July 20, 2023, 6:30 p.m.  
Otay Community Center  
3554 Main Street  
Chula Vista, CA 91910

Present: Commissioner Calvo, Commissioner Conser, Commissioner Enriquez, Commissioner Gregorio, Chair Zarem

Absent: Commissioner Padilla

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#### **1. CALL TO ORDER**

*A special meeting of the Parks and Recreation Commission of the City of Chula Vista was called to order at 6:32 p.m. at Otay Community Center.*

#### **2. ROLL CALL**

#### **3. PUBLIC COMMENTS**

No public comment.

#### **4. ACTION ITEMS**

##### **4.1 Nomination of up to Three Commissioners to serve on the Measure P Citizen's Oversight Committee ("PCOC")**

Commission elected Commissioner Calvo and Commissioner Enriquez to serve on Measure P

**Moved by** Commissioner Gregorio

**Seconded by** Commissioner Conser

Yes (5): Commissioner Calvo, Commissioner Conser, Commissioner Enriquez, Commissioner Gregorio, and Commissioner Zarem

**RESULT: Carried (5 to 0)**

**4.2 Develop and Discuss Parks and Recreation Commission Goals and Objectives for Fiscal Year 2023-2024**

Commission developed goals and objectives for Fiscal Year 2023-2024.

**Moved by** Commissioner Calvo

**Seconded by** Commissioner Enriquez

Yes (4): Commissioner Calvo, Commissioner Conser, Commissioner Gregorio, Commissioner Padilla, and Commissioner Zarem

**RESULT: Carried (5 to 0)**

**4.3 Commission Discuss Harborside**

Commission discussed to make recommendations to Council.

**Moved by** Commissioner Calvo

**Seconded by** Commissioner Enriquez

Yes (5): Commissioner Calvo, Commissioner Conser, Commissioner Gregorio, Commissioner Padilla, and Commissioner Zarem

**RESULT: Carried (5 to 0)**

**4.4 Commission approve letter of support for 2023 Create Chula Vista Arts Grant**

Commission approved and authorized Chair Zarem to sign letter of support for 2023 Create Chula Vista Arts Grant.

**Moved by** Commissioner Calvo

**Seconded by** Commissioner Conser

**RESULT: Carried (5 to 0)**

**4.5 Election of Commission Chair and Vice-Chair for Fiscal Year 2023-2024**

Commission elected Commissioner Calvo as Chair, and Commissioner Enriquez as Vice-Chair.

**Moved by** Commissioner Zarem

**Seconded by** Commissioner Conser

**5. STAFF COMMENTS**

Aquatic Supervisor III, Karina Craig provided an update on upcoming events; Parks and Rec Day, and Champions Run in September. Principal Recreation Manager, Shaun Ellis provided an update on National Senior Citizens Day taking place at Norman Park Senior Center. Acting Parks and Rec Administrator, Gil Contreras mentioned that he will be attending the council meeting on August 8, 2023, in regards to Harborside Park.

**6. CHAIR COMMENTS**

None.

**7. COMMISSIONERS' COMMENTS**

None.

**8. ADJOURNMENT**

*The meeting was adjourned at 7:54 p.m.*

*Minutes prepared by: Geovanna Gonzalez, Secretary*

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Geovanna Gonzalez, Secretary



## **Parks and Recreation Commission AGENDA STATEMENT**

DATE: SEPTEMBER 21, 2023

**ITEM TITLE:**      **RECOMMENDATION TO APPROVE THE PARK MASTER PLAN FOR THE 1.414-ACRE PARK P-1 IN OTAY RANCH VILLAGE TWO.**

**SUBMITTED BY:**    Kevin Jeffery, Landscape Planner  
                         Patricia Ferman, Principal Landscape Architect  
                         Development Services Department

**REVIEWED BY:**    Laura C. Black, AICP, Director of Development Services  
                         Tracy Lamb, Community Services Director  
                         Gilbert Contreras, Principal Recreation Manager

### **SUMMARY**

This report presents the Master Plan for Park P-1 in Otay Ranch Village Two, Village of Montecito Core Area. The public park is to be privately maintained and owned by the Village of Montecito Homeowner Association (HOA) with a public access easement over it.

### **ENVIRONMENTAL REVIEW**

#### **Environmental Notice**

The Project was adequately covered in previously certified Final Second Tier Environmental Impact Report, EIR 02-02 and Final Supplemental Environmental Impact Report, SEIR 12-01 for the Otay Ranch Village Two Sectional Planning Area (SPA) Plan.

#### **Environmental Determination**

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in previously certified Final Second Tier Environmental Impact Report, EIR 02-02 and Final Supplemental Environmental Impact Report, SEIR 12-01 for the Otay Ranch Village Two Sectional Planning Area (SPA) Plan. Thus, no further environmental review or documentation is required.

**RECOMMENDATION:**

That the Park and Recreation Commission recommend approval of the Park Master Plan for the 1.414-acre, Park P-1 public neighborhood park located in Otay Ranch Village Two.

**DISCUSSION:****Background**

Park P-1 is located at the corner of Santa Carolina Road and Santa Victoria Road at the NE edge of the roundabout in the heart of the Village. The SPA plan for the development was originally adopted by City Council on May 23, 2006. This park site came into being because of the Village Two Comprehensive SPA Plan Amendment approved by City Council in November 2014. The SPA amendment includes a conceptual park layout listing the proposed park program.

**Otay Ranch Village 2 Parks System**

The Village concept of development creates a pedestrian friendly community that provides recreational spaces located within “walkable” distances from residences. Since 2015, the Developer has constructed four private HOA recreational facilities, an HOA Clubhouse and Pool facility which also provides a gym for residents and HOA Summerland Pool. Public park areas have also been built and turned over to the City of Chula Vista. They include the following parks:

- 1) *Montecito Park opened in April 2018* - This public park provides a large multi-use field, tot lot for 2-5 years old, playground for 5-12 years old, picnic shelter, tennis court, basketball court, seat walls and a restroom. This 4.4-acre park is the first phase of a park that when fully built will be slightly larger than 7 acres. Phase 2 will add 2.4 acres and it is planned to open in late 2025/2026 and Phase 3 will follow a City of San Diego waterline relocation.
- 2) *Meadow Park opened in August 2022* and has areas for small and large dogs, play areas for children, a large walking path around the perimeter of the park with work-out stations, picnic areas, a ping pong pavilion, half basketball court for 5-12 year-olds and a half court for all ages, and an outdoor teaching area and a restroom. This park is 5.1 acres.
- 3) *Grove Park opened on September 13, 2023*, featuring a multi-purpose turf field, walking path around the perimeter of the park, basketball courts, tennis courts striped for pickle ball, playgrounds for children, an activity plaza, passive lawn area, picnic areas, game tables, benches with shade canopies and Corn Hole game area. This park is 7.1 acres.

An additional 2.7-acre neighborhood park P-6 is planned to be built in the western portion of the Village which could be expanded to account for any parkland shortage if necessary.

**Park P-1****Public Access Easement**

The Master Developer, Baldwin & Sons, granted and the City accepted a public access easement over all of lot 15 (park P-1) for park use and other public uses on the Final “A” Map 15350 for

Otay Village 2 and Portions of Village 4 recorded on November 21, 2014. The Village of Montecito HOA will be responsible for the maintenance of this public park in perpetuity.

#### Community Meeting

A public meeting was held on August 10, 2023 at 6 p.m. at the Montecito Swim Club at which residents were presented a preliminary park design and informed about the timeline for park design and construction. Several comments were made by residents in favor of the design, particularly related to the park's layout which guides users away from the vehicular roundabout at the south west corner of the park. There were also comments made on the need to have adequate pet waste stations in the area.

#### Park Master Plan

The Master Developer has entered into an agreement with consultants Schmidt Design Group (SDG) for the design of Park P-1. The park is a pedestrian park serving the immediate community therefore no on-site parking will be provided; however, there will be an ADA accessible parking space with access to the park on Santa Victoria. The park layout creates a symmetrical wedge open space for residents to use and balances the neighboring adjacent housing development nearby.

The landscape strategy for the park provides an inviting central plaza and a diverse range of gathering areas, a central green natural turf area, game areas, and a garden walk. Throughout the park, a combination of accent trees, shade trees, and decorative plants create an inviting, gardenesque atmosphere, and drought tolerant plant material based on Water Use Classification of Landscape Species (WUCOLS). Decorative paving at each end of the central lawn defines pedestrian gathering space within the park. The central open space includes a flexible lawn area with adjacent bench seating which will provide a space for gatherings and group activities. The proposed site will be graded with gentle grades throughout, with the maximum slope gradient of 3:1 in just a few small areas.

The irrigation system will be designed for reclaimed water and will include state-of-the-art water-saving components such as a weather-based controller, rain shutoff device, master valve, flow sensor and efficient spray and drip irrigation.

The master plan for the park includes the following elements:

- Additional picnic tables/benches
- Bean bag toss area
- (2) Bocce ball courts
- (2) Community rocker benches
- (2) Group picnic area under shade structures (rentable)
- Foosball table
- Ping pong tables
- Group gathering plaza with overhead festival lights
- Compass rose accent paving as the landmark features
- Large open lawn area
- Seating areas within gardenesque planting areas
- New additional ADA parking stall along Santa Victoria Road
- Park monument sign in the Montecito Community theme
- Pedestrian orientated paved walkways & meandering DG pathways with lighting

If recommended by Parks and Recreation Commission, the Master Plan for park P1 is scheduled to be presented to City Council in October. After design approval, the team will develop construction documents to be approved by the City. Construction of the park is expected to start in Spring of 2024.

#### Park's Development Budget

Based on current Parkland and Development (PAD) fees updated Oct 1, 2022, the park's estimated budget for the development would be \$1,256,205, including soft costs. The budget will be adjusted based on the upcoming PAD fee increase scheduled for October 1, 2023. The Master Developer, in its sole discretion, may contribute up to one million dollars as needed to help fund planned improvements. Any money contributed above the established park budget would not receive PAD credit.

#### **DECISION MAKER CONFLICT**

Staff has reviewed the property holdings of the Parks and Recreation Commission members and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(11), for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware and has not been informed by any Parks and Recreation Commission member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

#### **RELATIONSHIP TO THE CITY'S STRATEGIC PLAN**

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. The proposed Park addresses the Healthy Community and Connected Community goals as it seeks to provide recreational opportunities for residents.

#### **CURRENT YEAR FISCAL IMPACT**

There is no current fiscal year impact to the City with this recommended action.

#### **ONGOING FISCAL IMPACT**

This park will be a privately owned and maintained by the Village of Montecito Homeowners' Association in perpetuity. The developer builds the park on behalf of the City to meet their park obligations. There will be no capital cost to the City for the creation of this park.

#### **ATTACHMENTS**

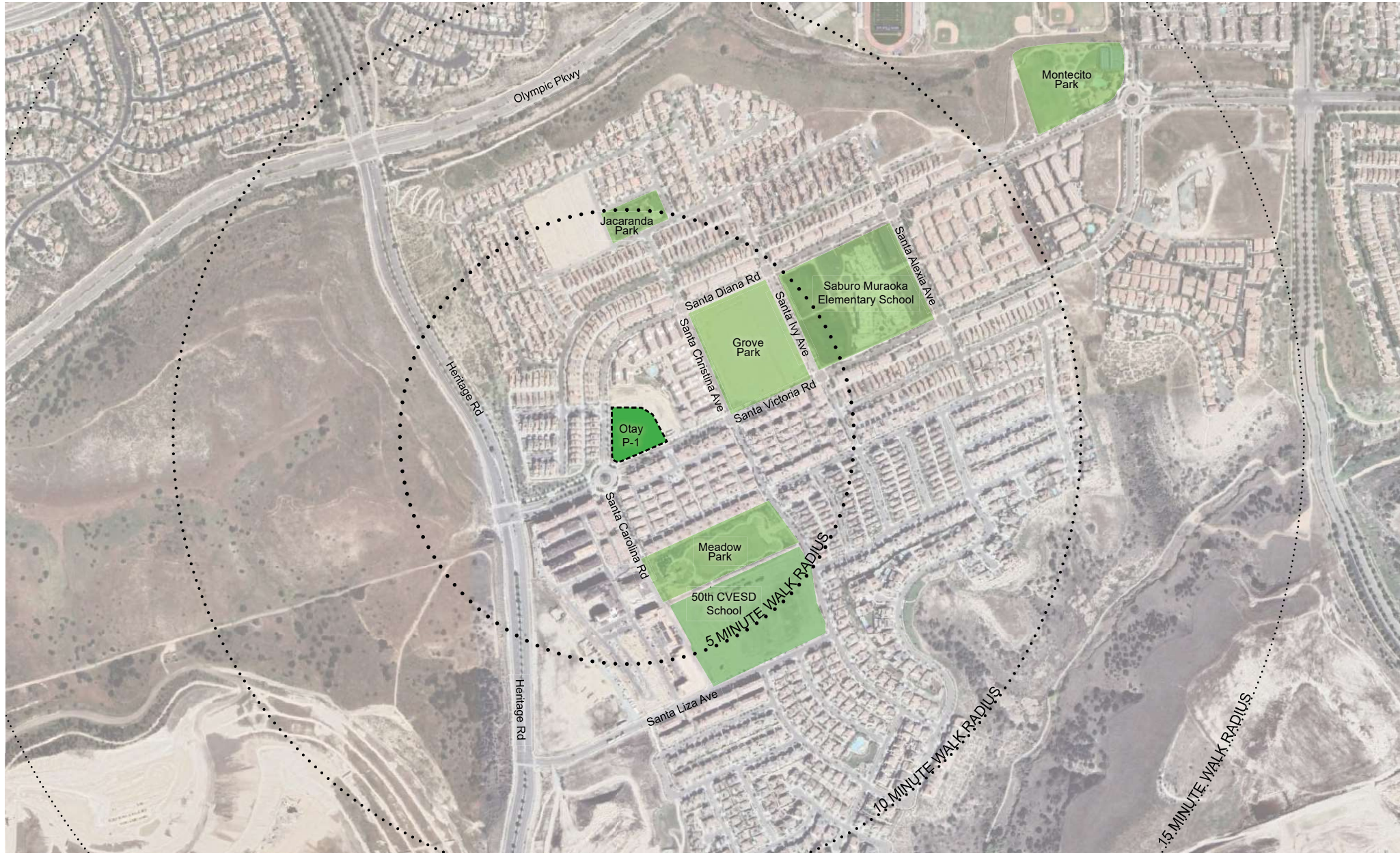
1. P-1 Park Master Plan

*Prepared by Kevin Jeffery, Landscape Planner, and Patricia Ferman, Principal Landscape Architect,  
Development Services Department*

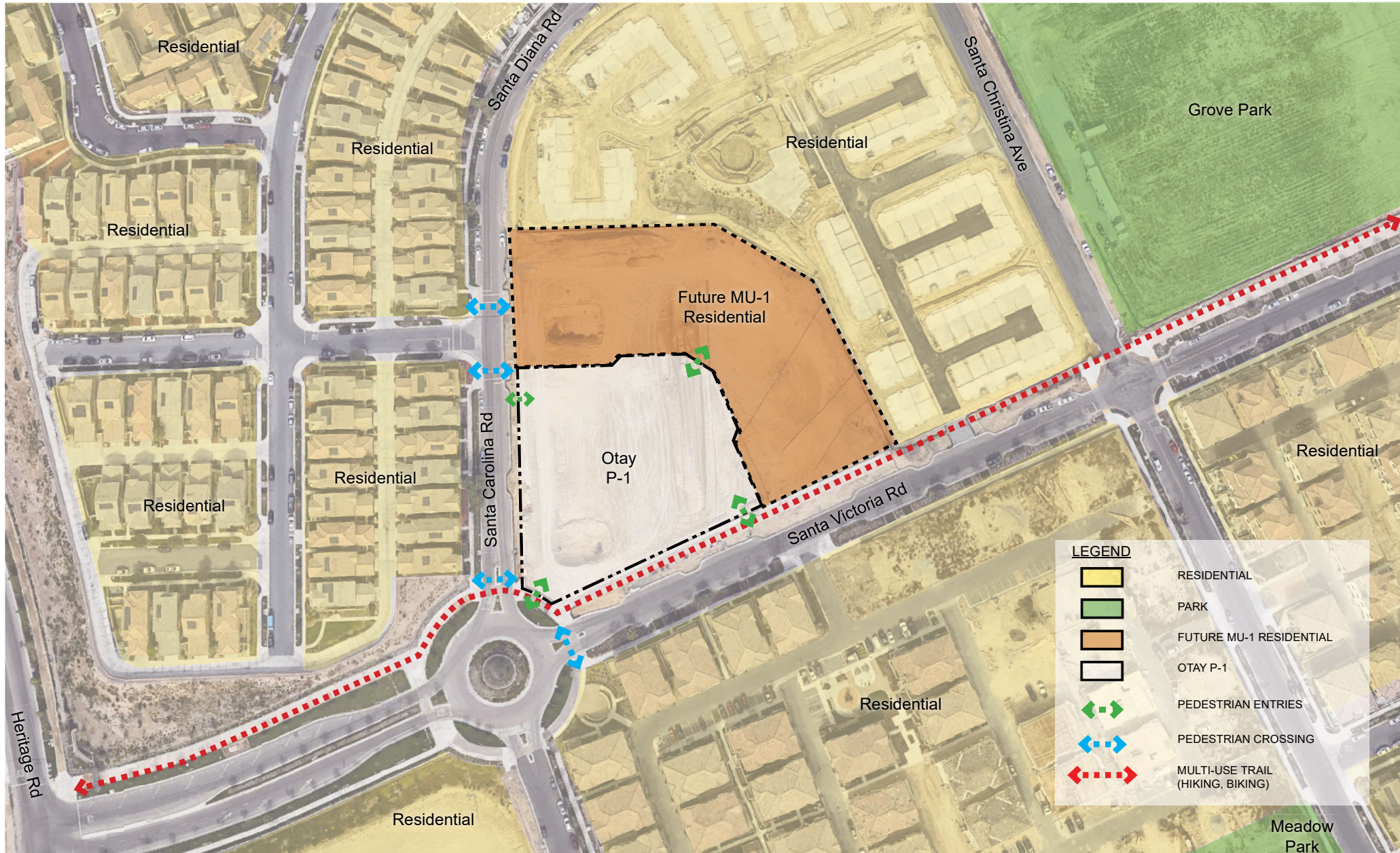


# Otay Ranch Village 2 P-1 Park

Park Number: P-1 | W/O Number: PRK-0332 | 1.414 Acres









## P-1 LEGEND

- 1 MU-1 Multifamily Development
- 2 Pedestrian Concrete Walkway, Typ.
- 3 Meandering DG Pathway, Typ.
- 4 Enhanced Pavement Landmark Feature
- 5 Pedestrian Crosswalk, Typ.
- 6 7'-0" Wide Pedestrian Pathway, Typ.
- 7 Monument Sign
- 8 Decomposed Granite Game Area with Bocce Ball Courts
- 9 Decomposed Granite Game Area with Ping Pong, Bean Bag Toss, and Foosball
- 10 Community Rockers
- 11 New ADA Parking Stall
- 12 Village Square Lawn with Bandera Turf
- 13 Gathering Plaza with Overhead Festival Lights
- 14 Concrete Stairs with Handrails, Handrails and Cheek Walls to Include Skate Deterrents, Typ.
- 15 Open Air Shade Structure, Park Address to be Included on Shade Structure in View from Primary Walkways
- 16 Shared Bike & Pedestrian Path
- 17 Public Parking
- 18 Existing Streetscape and Parkway
- 19 Memorial Garden with Bench Seating
- 20 Trash, Recycling and Compost Receptacle. All Waste Components to be Disposed of at a Licensed Facility
- 21 Table and Chairs, Typ.
- 22 Bench, Typ.

## DESIGN STATEMENT

The landscape strategy for Otay P1 provides an inviting neighborhood park with a central plaza and gathering area, outdoor amenity spaces, a recreation area, and climate appropriate planting. Exterior amenities within the park include a diverse range of gathering areas allowing opportunities of choice, a central green natural turf area, outdoor game areas, and a garden walk. Throughout the park, a combination of accent trees, shade trees, and decorative plants create an inviting, gardenesque atmosphere, and drought tolerant plant material based on WUCOLS. Decorative paving at each end of the central lawn defines pedestrian gathering space within the park. The central open space includes a flexible lawn area with adjacent bench seating which will provide a space for gatherings and group activities.

## IRRIGATION DESIGN STATEMENT

The irrigation system will be designed for reclaimed water and will include state-of-the-art water-saving components such as a weather-based controller, rain shutoff device, master valve, flow sensor and efficient spray and drip irrigation.

## WATER CONSERVATION ORDINANCE

I am familiar with and agree to comply with the requirements for landscape improvement plans as described in Chapter 20.12 of the municipal code. I have prepared this plan in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

## GRADING DESIGN STATEMENT

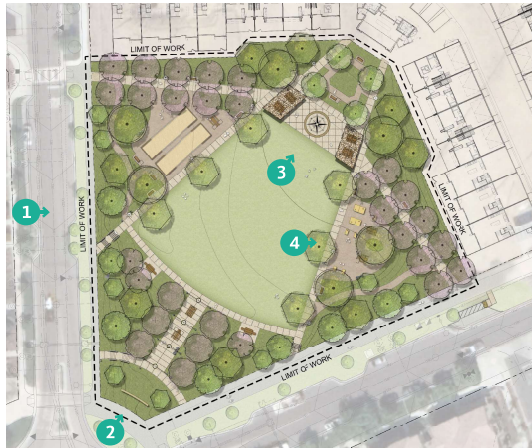
The site has been previously rough graded, so it has minimal vegetation which will be removed prior to grading operations. The site currently drains to a desilting basin in the southeast portion of the site. The proposed grading will consist of minor cuts and fills in the order of magnitude of 1-2 feet with a few minor areas where we will hit 3 feet. The raw quantities indicate that we will have approximately 2,000 cubic yards of cut and 500 cubic yards of fill. The 1500 cubic yards of excess soil will be temporarily stockpiled on a site within the Otay Ranch Village 2 development just southeast of the R-25 Apartment Project. The proposed site will be graded with gentle grades throughout, with the maximum slope gradient of 3:1 in just a few small areas.



## IMPERVIOUS SURFACE

The park contains 9,983 SF of impervious surfacing.





Key Map



1 Birds-eye View From Santa Carolina Rd.



2 Birds-eye View From the Adjacent Roundabout



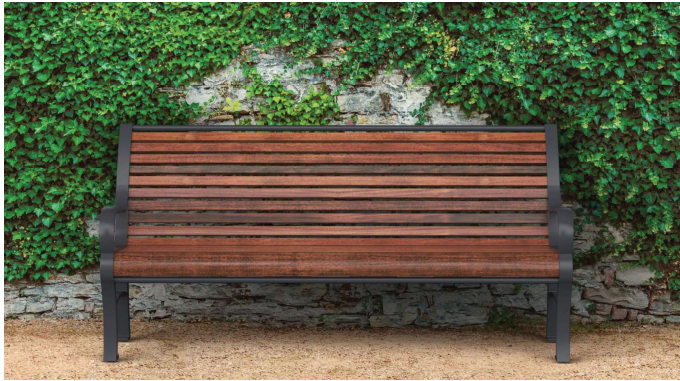
3 View of the Village Square Lawn, Adjacent Shade Structures, and Central Compass Rose Plaza



4 View of Game Area with Ping Pong Tables, Foosball and Bean Bag Toss



## SITE FURNISHINGS



Bench by QCP



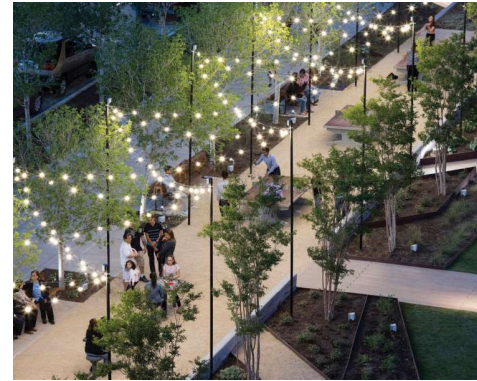
Solana Light Fixture



Trash Receptacle by QCP



Concrete Cheek Wall at Stairs



Festival Lights

## SITE FURNISHINGS



Perforated Shade Structure by Parasoleil



Fixed Table by QCP



Foosball



Bean Bag Toss

## SITE FURNISHINGS



Community Swing

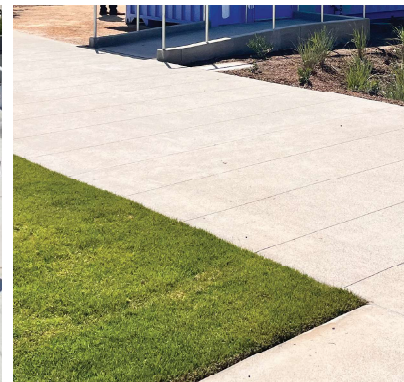


Bocce Ball



Ping Pong by QCP

## MATERIALS AND FINISHES



Enhanced Concrete Paving



Landmark Element





- LEGEND:
1. STUCCO VENEER. COLOR TO BE SELECTED BY OWNER.
  2. DRY STACKED UTAH DESERT THIN STONE VENEER. AVAILABLE THROUGH MODERN BUILDERS SUPPLY OR EQUAL. (760) 591-6570.
  3. 12" HIGH PIN MOUNTED STEEL LETTERING. LETTERS SHALL BE PAINTED BLACK W/ 2 COATS OF EXTERIOR ENAMEL. FONT TO BE DETERMINED.
  4. 6" HIGH PIN MOUNTED STEEL LETTERING. LETTERS SHALL BE PAINTED BLACK W/ 2 COATS OF EXTERIOR ENAMEL. FONT TO BE DETERMINED.
  5. CITY LOGO
  6. 2" X 12" L.T. MULTI FLAGSTONE CAP. SNAP CUT ALL EDGES. AVAILABLE THROUGH THOMPSON BUILDING MATERIALS OR EQUAL. (619) 977-2585.

- NOTES
1. ALL STEEL MEMBERS TO BE 1/2" THICK AND SHALL BE HOT-DIPPED GALVANIZED
  2. ALL STEEL MEMBERS TO HAVE 1/8" CHAMFERED EXTERIOR EDGE.
  3. ALL ADJUTING STEEL MEMBERS TO BE EXPOSED TO AQUALINI SURFACE.
  4. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION AND PAINTING
  5. CONTRACTOR TO SCHEDULE FIELD OR SHOP VISIT FOR REVIEW PRIOR TO INSTALLATION
  6. FIELD APPLY ANTI GRAFFITI COATING ON ALL EXPOSED SURFACES, PER SPECIFICATIONS

1 MONUMENT ENTRY SIGN  
N.T.S.



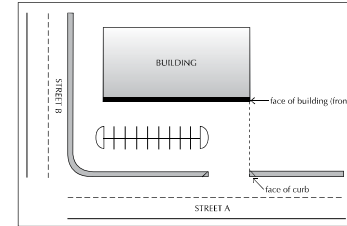
CHULA VISTA FIRE DEPARTMENT

FIRE PREVENTION DIVISION

### PREMISE IDENTIFICATION

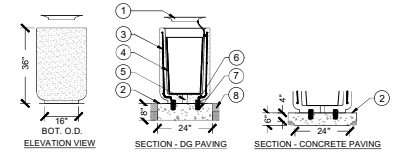
Building address numbers shall be plainly visible and legible from the street or main access to the building. Numbers shall contrast with their background and comply with the following:

Distance from Building to Face of Curb	Minimum Number Height	Minimum Stroke
0 - 50 feet	6 inches	1 inch
51 - 150 feet	10 inches	1.5 inches
> 151 feet	16 inches	2 inches



- Specifications:
- This policy will also apply to monument signs.
  - Buildings may be required to have their address posted in multiple locations.

2 FIRE PREMISE IDENTIFICATION



- LEGEND:
1. M19 LID WITH 21" L SECURITY STEEL CABLE AND TAMPER PROOF BOLT
  2. PAVING PER PLAN. CONCRETE TO BE 8" THICK WHEN LOCATED NEXT TO D.G.
  3. #2 REBAR VERTICAL & HORIZONTAL
  4. 23 GALLON PLASTIC LINER (GR-PL27A)
  5. 2" DIA. DRAIN HOLE
  6. (4) 1/2" DIA. X 4" 1/2" L BOLTS
  7. (4) 2" DIA. X 5" DEEP GROUT POCKETS
  8. D.G. PER PLAN

- NOTES
1. SECURE TO CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
  2. CONCRETE SURFACES TO BE SEALED WITH PERMASHIELD SEALER 4200

3 TRASH, RECYCLING & COMPOST RECEPTACLES  
NO SCALE



Circulation Diagram (N.T.S.)



## City of Chula Vista

## Parks and Recreation Commission

TREES such as:



**Forest Pansy Redbud**  
*Cercis canadensis 'Forest Pansy'*



**Evergreen Elm**  
*Ulmus parvifolia*



**Tabebuia**  
*Tabebuia impetiginosa*



**Honey Mesquite**  
*Prosopis glandulosa*

### PROMENADE TREE'S SUCH AS:

Botanical Name	Common Name
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Geijera parviflora</i>	Australian Willow
<i>Metrosideros excelsus</i>	New Zealand Christmas

### ACCENT TREE'S SUCH AS:

Botanical Name	Common Name
<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Tabebuia impetiginosa</i>	Tabebuia
<i>Magnolia grandiflora 'Edith Bogue'</i>	Edith Bogue Magnolia

### LANDSCAPE SHADE TREE'S SUCH AS:

Botanical Name	Common Name
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Prosopis glandulosa</i>	Honey Mesquite
<i>Tipuana tipu</i>	Tipu
<i>Ulmus parvifolia</i>	Evergreen Elm
<i>Umbellularia californica</i>	California Laurel

ACCENT such as:



**Bougainvillea spp.**



**New Zealand Flax**  
*Phormium tenax*



**Fox Tail Agave**  
*Agave attenuata*



**Indian Hawthorne**  
*Raphiolepis indica*

### ACCENT PLANTING SUCH AS:

Botanical Name	Common Name
<i>Agave attenuata</i>	Agave
<i>Agave americana</i>	Century Plant
<i>Agave desmettiana 'Variegata'</i>	Variegated Smooth Agave
<i>Agave x 'Blue Glow'</i>	Blue Glow Agave
<i>Aloe x 'Blue Elf'</i>	Blue Elf Aloe
<i>Aloe striata</i>	Coral Aloe
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Calliandrinia spectabilis</i>	Pink Calliandrinia
<i>Callistemon x 'Little John'</i>	Bottlebrush
<i>Cistus x purpureus</i>	Orchid Rockrose
<i>Cistus x skanbergii</i>	Coral Rockrose
<i>Dasyliroton wheeleri</i>	Desert Spoon
<i>Dianella tasmanica 'Variegata'</i>	Variegated Flax Lily
<i>Dietes bicolor</i>	Fortnight Lily
<i>Dietes indidoides 'Variegata'</i>	Variegated Fortnight Lily
<i>Echeveria x 'Afterglow'</i>	Afterglow Echeveria
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy
<i>Ligustrum japonicum 'Texanum'</i>	Wax Leaf Privet
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Phormium tenax</i>	New Zealand Flax
<i>Rosmarinus officinalis</i>	Trailing And Upright Rosemary
<i>Raphiolepis indica</i>	Indian Hawthorne
<i>Senecio madralescae</i>	Blue Chalk Sticks
<i>Sealeria autumnalis</i>	Autumn Moor Grass
<i>Phormium x 'Mason's Sunset'</i>	Mason's Sunset Flax
<i>Pittosporum tenuifolium 'Silver Sheen'</i>	Silver Sheen Kohuhu
<i>Wisteria sinensis</i>	Chinese Wisteria
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Raphiolepis umbellata 'Minor'</i>	Dwarf Yedda Hawthorn
<i>Rosemarinus officinalis</i>	Trailing Rosemary
<i>Tecoma stans</i>	Yellow Bells
<i>Westringia fruticosa 'Wynabbie Gem'</i>	Wynabbie Gem Coast Rosemary



**Callistemon x 'Little John'**  
*Bottlebrush*



**Cistus purpureus**  
*Orchid Rockrose*



**Dianella tasmanica 'Variegata'**  
*Variegated Flax Lily*



**Muhlenbergia rigens**  
*Deer Grass*

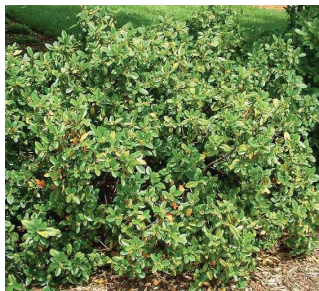
### NATIVE PLANTING SUCH AS:

Botanical Name	Common Name
<i>Agave shawii</i>	Coastal Agave
<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush
<i>Carex praegracilis</i>	Slender Sedge
<i>Gambella (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

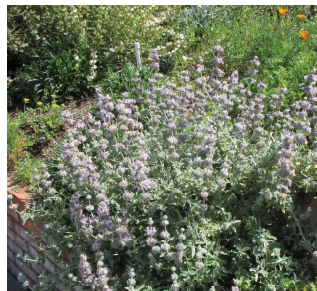
NATIVE PLANTING such as:



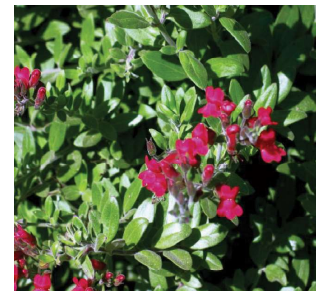
**Dwarf Coyote Bush**  
*Baccharis pilularis 'Pigeon Point'*



**California Coffeeberry**  
*Rhamnus californica 'Eve Case'*



**Prostrate Purple Sage**  
*Salvia L. 'Point Sal's Spreader'*



**Island Bush Snapdragon**  
*Gambella (Galvezia) speciosa*