

Future Park at Waite Drive

Master Plan and Progress Report



January 2022 - January 2023



SCHMIDT
DESIGN
GROUP



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1 Introduction

Project Overview

The City of La Mesa

The City of La Mesa is located in San Diego County, California. It is about nine miles east of Downtown San Diego. Its civic motto is “the Jewel of the Hills”, which is indicative of the local geography. In fact, la mesa in Spanish means “the table”. The City has a total area of 9.1-square miles and was incorporated in 1869.

Demographics

The City currently has a population of about 60,000. According to the 2010 census, the racial makeup was about 54.1% White, Hispanic or Latino of any race was 21.5%, 8.0% African American, 5.8% Asian, 0.8% Native American, 0.6% Pacific Islander, 11.6% from other races, and 5.8% from two or more races. The median age was 37.1 years

Park Context

The future park is 2.84-acres and is located at the corner of Waite Drive and Murray Hill Road. The site is currently fenced and being used for construction material lay down. It is highly accessible, just 0.3-miles off the Massachusetts Avenue exit from the 94 Freeway. Vista La Mesa Academy is 0.4-miles to the west. Helix High School is half a mile up the hill to the north. The majority of the land surrounding the park is residential - single and multi-family homes.

Park Context

The Park at Waite Drive Master Plan and Report documents the design process and framework for the City to provide a new 2.84-acre neighborhood park for its residents. Part 1 introduces the site: its existing conditions, constraints, and opportunities. Part 2 documents the outreach and design process which included several community workshops and design iterations. Part 3 provides the final Master Plan Design along with supporting renderings and technical drawings. Part 4, Construction and Operations, provides a rough order of magnitude estimate of construction costs, and a discussion of operations and maintenance. Part 5 is appendices.



Entrance to park site with existing pine tree

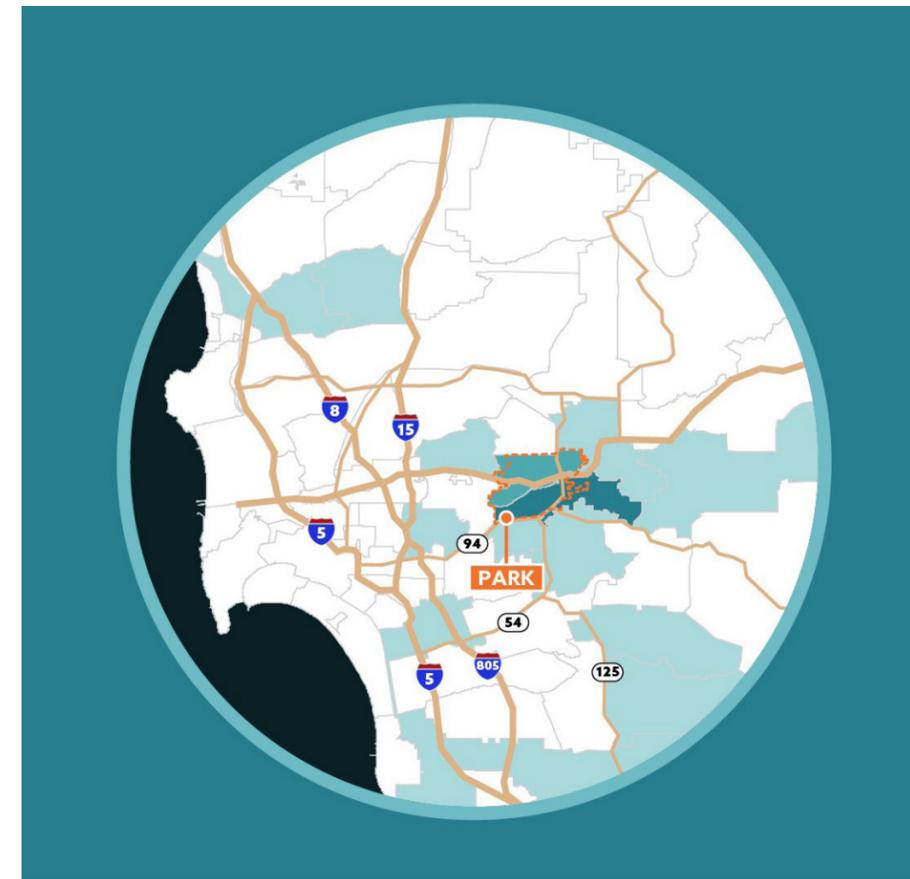


Figure 1.1: Key map showing park site within San Diego County

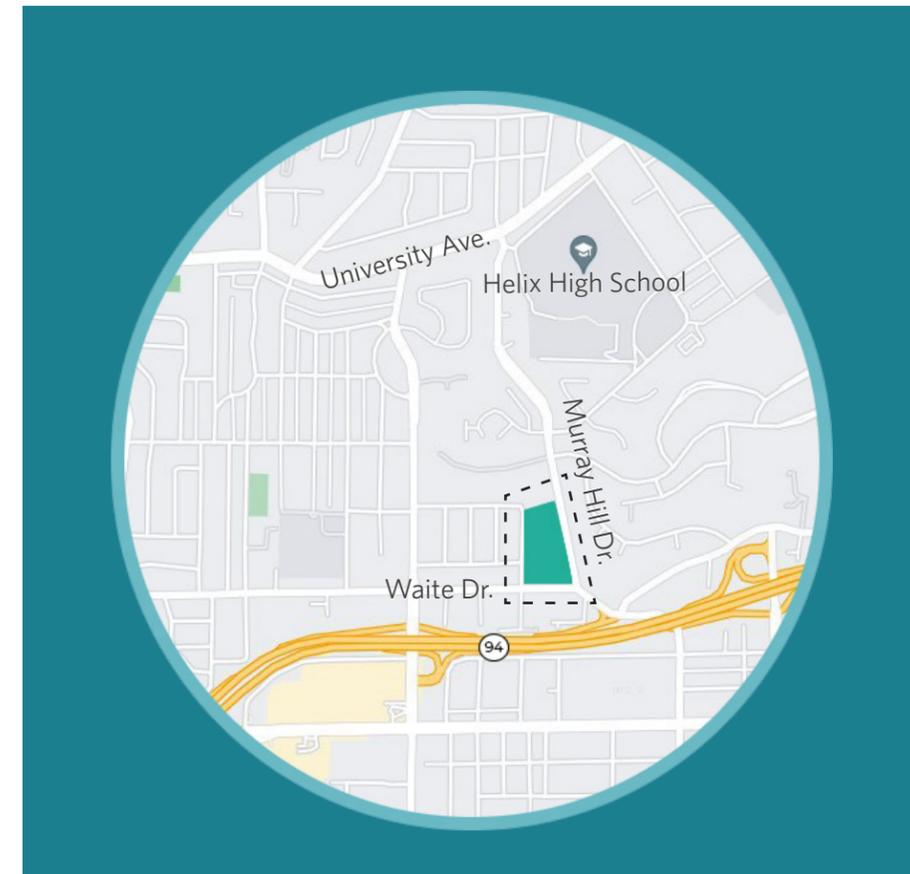


Figure 1.2: Key map showing park site boundary within neighborhood

History and Background

Waite Drive was named after Jerry W. Waite, a native of Massachusetts that moved to the area in the 1890's as an agricultural businessman and pioneer orchardist. He bought the land that includes the park site from the Allison family in the 1890's. He and his wife, Georgiana (Anna) Berrian, built Waite Ranch circa 1895 on what is now Jill Lane just west of the park site.



J.W. Waite fruit packing label

J.W. and Anna built an orchard and “model nursery” on the property specializing in rare fruit trees including grapefruit, pomelo, and lemon trees. The nursery was extremely popular and well-regarded in

the area. They had three daughters - Myrtle, Anna Emmeline, and Josephine. Relatives of the Waite family still live in the surrounding neighborhood.

The park site is located in the neighborhood known as Vista La Mesa where it remained as County of San Diego unincorporated Lemon Grove land until it was annexed into the City of La Mesa effective March 1, 1975.

In the 1930's, the Lemon Grove Road Station was constructed on the site as a spot for County road workers to service vehicles, as well as to stage trucks and equipment. Remnants of the structures from that use are still visible throughout the site. The neighborhood surrounding the park site began to be developed in the early 1950's with post-war tract homes and was known as Lemon Grove Vista. The neighboring Rolando Park was highly developed between 1949-1953. The last use of the road station buildings is estimated to be in the mid-1990s.

In March of 2012, the County of San Diego notified the City of La Mesa of the availability of the former Lemon Grove Road Station. The property had undergone environmental cleanup in April 2000; and in December 2011 the Department of Environmental Health (DEH) signed off and closed the case. As



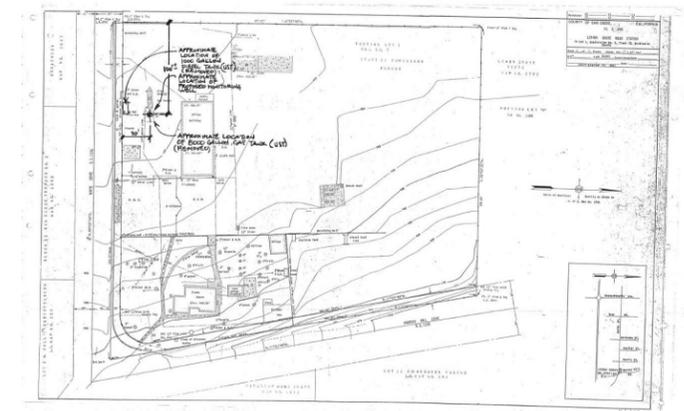
Remaining foundations from County Road Station

part of its due diligence, the City of La Mesa hired an outside consultant to conduct an Environmental Site Assessment of the property to confirm there were no remaining hazardous materials, and there were none. On July 2012, the site was purchased by the City for \$650,000 over the course of a four-year period using park impact fees which are designed to mitigate the impact of new development on municipalities, existing facilities, and infrastructure for residential developments.

The 2012 City of La Mesa Park Master Plan identified a future park at Waite Drive and Murray Hill Road as a valuable parcel to add to the City's park land inventory

which will contribute toward enhancing recreation opportunities for the surrounding neighborhood. During the recent history of the site, the property has been used intermittently by City contractors and partner agencies for construction material lay down.

In December 2021, the City received funding through the California State Department of Parks and Recreation Local Assistance Specified Grant program to create a master plan for the proposed park. The San Diego based landscape architecture firm of Schmidt Design Group (SDG) was selected to consult and began work in January 2022.



Old lemon grove station site plan

Site Context and Analysis

Sun and Wind Direction

The climate in La Mesa is warm and dry in the summer with daytime highs that can reach above 90 degrees. In the winter, cloud cover is more typical with daytime highs in the 70's.

Prevailing winds typically blow from the west. During Santa Ana conditions, the wind direction will reverse towards the west.

Slope Condition

The topography of the site slopes steeply from Murray Hill Road on the east side of the property. The elevation drops approximately 25' down from Murray Hill Road on the northeast corner of the site before it begins to level out across the rest of the property.

The rest of the site gently slopes to the west. This gently sloped area is more usable space for park amenities and equals approximately 2.24-acres.



Slope along east side facing south towards Waite Drive

Existing Trees

Multiple Canary Island pine trees as well as one California pepper tree are existing on the property in good condition. These fully mature trees are low water use and will be saved in the future park design in accordance with sustainability efforts.

High Traffic Conditions

Murray Hill Road is a thoroughfare that connects University Avenue with the 94 freeway. Additionally, Murray Hill Road connects to the Lemon Grove business district along Broadway. This makes Murray Hill Road a heavily trafficked corridor.

Waite Drive also has significant traffic as it connects the neighborhoods of Rolando Park and Vista La Mesa with Murray Hill Road.

The intersection of Murray Hill Road and Waite Drive can get congested with multiple cars - consideration for existing driveway to the site to be moved further west to avoid this backup.

Existing Tree Trunks

A pile of cut down tree logs is on site at the property. These mostly eucalyptus timbers vary in size from a few inches to a few feet in diameter. They are being stored on site for use in future park designs including the design at Waite Drive.

Open Space to the North

The property directly to the north of the project site is owned by the Murray Ridge HOA to the north. This land is currently open space and is not going to be used for the park project.

Existing Access

Currently, the only access to the site is a driveway along Waite Drive approximately 115' west from the corner of Waite Dr. and Murray Hill Rd.

Western Edge Condition

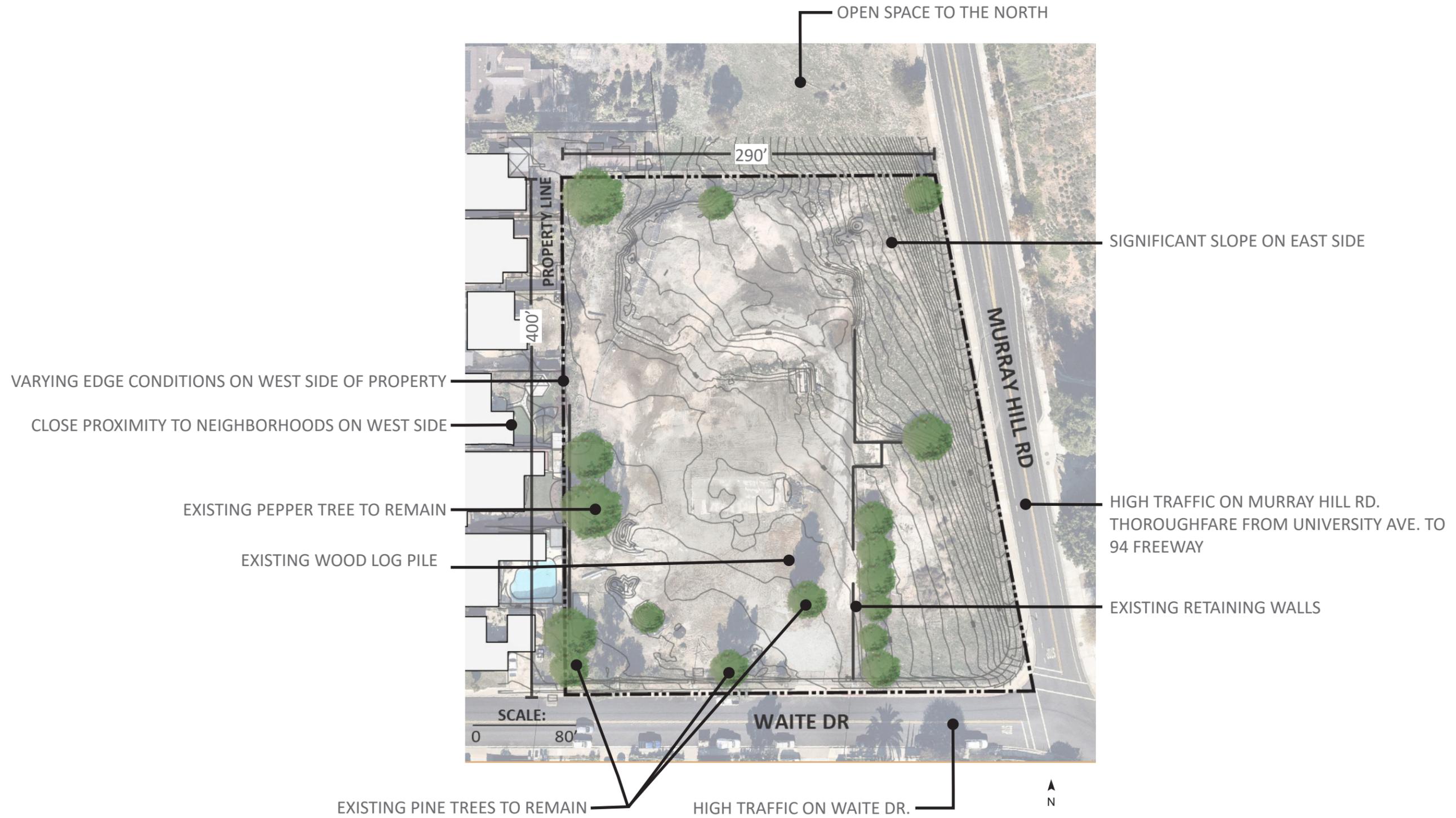
The western edge of the property has a mixed condition of fencing, retaining walls, and existing building foundations. The property is directly adjacent to residences to the west.

The current topography of the site is elevated 3'-4' above the adjacent residential backyards. The varying conditions along this edge create a makeshift drainage swale between the topography and the neighbors fencing.



Western edge condition of the site

Figure 1.3 : Site Context and Analysis



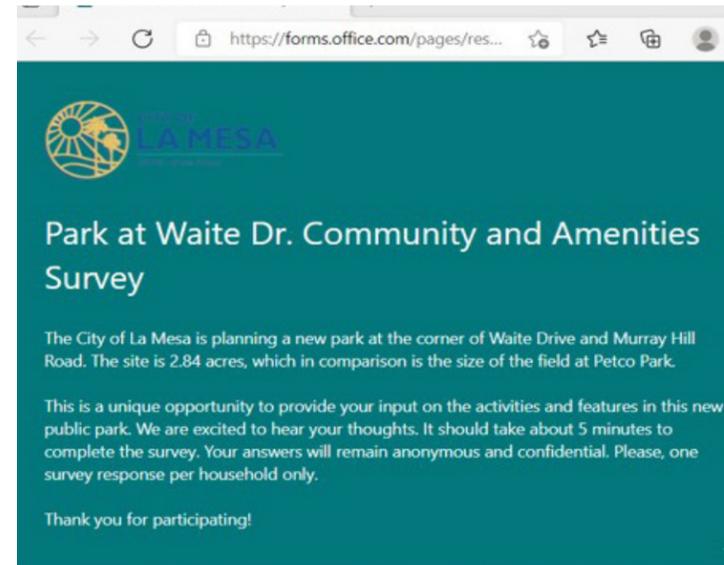
2 Outreach & Design Process

Method

A major goal of the master plan report is to document the public input process that engages the community over the life of the project. A multi-pronged approach was used to gather the desires and thoughts of the residents and users. City of La Mesa staff was also asked to provide professional input.

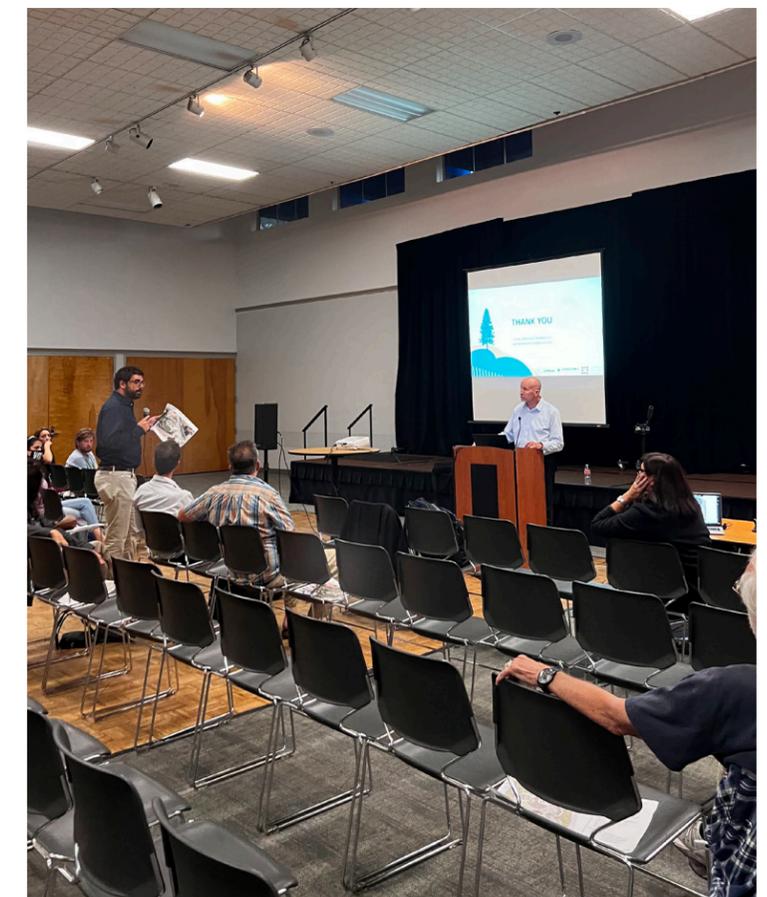
Public workshops, a community-wide survey, face-to-face pop-up event at the future park location, use of social media, email correspondence, and a public presentation at the La Mesa Community Services Commission meeting were used as part of the scope of this study. It is important to note that an open community input period was designed to be between major design phases to provide as many opportunities for input as possible.

By actively involving the local neighborhood, design considerations were tailored to meet the needs and wishes of the community. Design of the park master plan is guided by the feedback and engagement of the surrounding community.



Timeline

- **Community Meeting #1: Park Introduction - March 16, 2022**
- **Community Input Survey: March 16 - April 11, 2022**
- **Community Meeting #2: Park Design Alternatives - June 15, 2022**
- **Community Meeting #3: On-site Pop-Up Event - June 18, 2022**
- **Community Input Period on Design Alternatives: June 15-30, 2022**
- **Community Meeting #4: Community Services Commission - September 14, 2022**
- **Community Services Commission: Presentation of Draft Master Plan Report - December 14, 2022**
- **Community Input Period on Draft Master Plan and Progress Report: December 16, 2022 - January 8, 2023**
- **City Council Presentation: January 24, 2023**
- **Environmental Document Release for Public Comment**
- **Final Council Approval**



Community Workshop 1

Workshop Summary

The first community workshop was hosted on Zoom by the City of La Mesa on March 16, 2022. Sue Richardson, Director Community Services Department, City of La Mesa, welcomed attendees and gave an introduction to the project. In addition to City staff, approximately 53 community members attended to learn about the new park project.

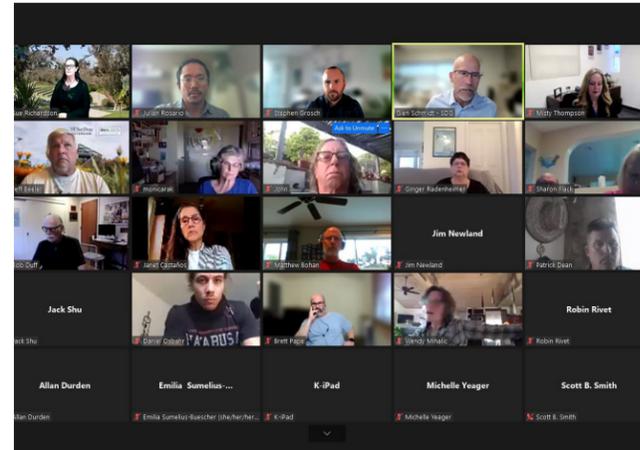
Jim Newland, from the La Mesa Historical Society, provided a historical context. This context included background of the J.W. Waite family and the history of the park site being an unincorporated area for many years prior to becoming part of La Mesa.

Glen Schmidt, President of Schmidt Design Group, conducted the community workshop and led the Q & A at the end of the presentation. Julian Rosario and Steve Grosch, also with Schmidt Design Group, recorded community feedback and assisted with answering questions.

The primary goals of the meeting were:

1. Discuss the following for a new neighborhood park:
 - The history of the space
 - Site context and analysis
 - Constraints
 - Opportunities for improvements/amenities
2. Introduce online survey
3. Gather preliminary feedback
4. Discuss the process for creating a Master Plan for a future park

The presentation started with an introduction to the site including a thorough breakdown of existing conditions and constraints. These included the slope/topography of the property, proximity to



Attendees join the online Zoom workshop.

the 94 freeway and to neighbors on the west, and weather patterns for the area.

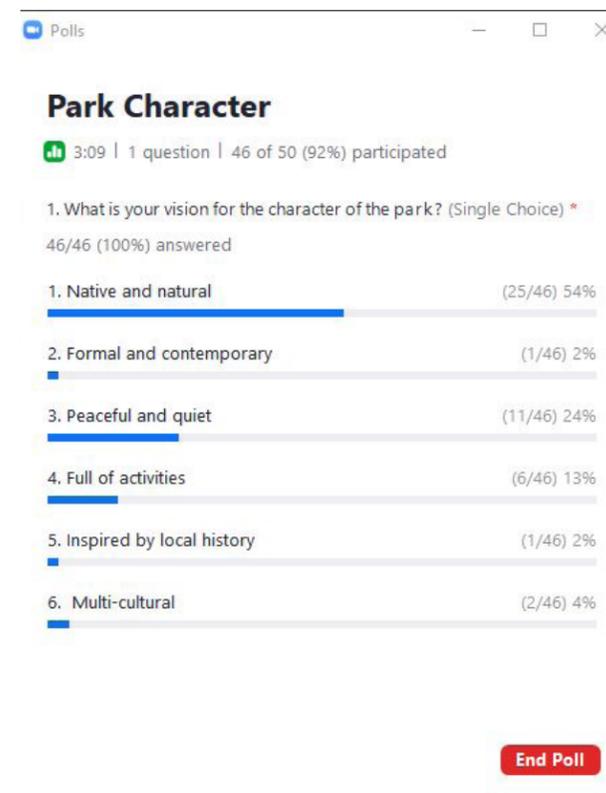
After getting to know the existing site, Glen Schmidt introduced potential park amenities that are possible with a park of this nature. The features included the following:

- Multipurpose turf area
- Off-leash dog run
- Children's playground
- Multipurpose courts
- Sport courts such as volleyball, pickleball, bocce ball, or basketball
- Picnic or BBQ facilities
- Community garden
- Public restroom
- Outdoor fitness stations
- Walking/running paths and trails
- Opportunities for community art
- Group shade structure

Next, the discussion transitioned to park character and visioning. This was an introduction to park precedent imagery and options for how the park will "feel" as a visitor. A wide range of options were

presented along with past projects from Schmidt Design Group, designs including Briercrest Park, Camino Ruiz Park, Civita Park, and Stylus Park.

A live poll was taken during the online meeting. Attendees were given the opportunity to vote on what park character they envisioned most for the site. Overwhelmingly, "native and natural" became the leading choice for the park's character. See the image below for full poll results.



Park Character online poll conducted during workshop.

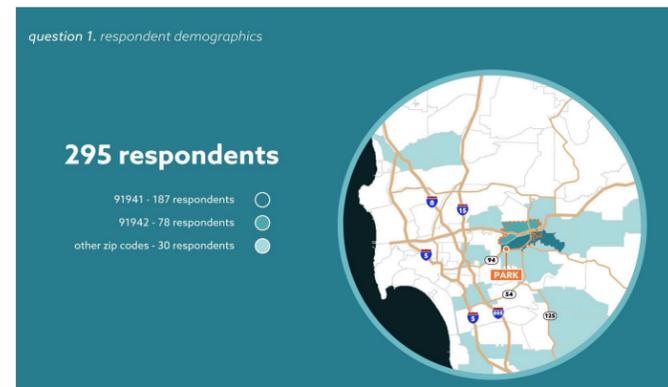
Open Discussion Forum

During the final portion of the meeting an open discussion forum was conducted to gain feedback from the community. The following items are a synopsis of that discussion. For a full breakdown, please see Part 5 Appendices.

- Lots of families in the neighborhood - family friendly playground
- Security concerns and Crime Prevention Through Environmental Design (CEPTED)
- Sustainable design including the use of native plants and trees, water retention, and the use of solar lighting
- Design for multiple activities ranging from walking paths, exercise equipment, parkour elements, and rolling-skating area
- Traffic concerns along both Murray Hill Rd. and Waite Dr., traffic calming opportunities and the need for off-street parking
- Public art opportunities by local artists
- Discussion about safety, providing public bathrooms and whether bathrooms can be locked
- Proximity to Helix High and the need for access to the park from Murray Hill Rd. for walkers along that street
- Proximity to neighbors along western edge, providing privacy from the park and designing for low noise activity next to western boundary
- The need for shade in the park either through tree canopies or shade structures
- Possible water feature

Online Survey

The public online survey was introduced at the first community workshop on March 16, 2022 and through a link on the City of La Mesa website until April 11, 2022. It was created and hosted online using Microsoft Forms. This was an important tool to gather feedback in response to questions pertaining to the character, activities, features, and considerations that were most important to the local residents who would most often visit the park.



The first four questions of the survey inquired about the respondents themselves and how often they would likely visit this specific park. Of the 295 respondents, the vast majority (265) were in the La Mesa area with zip codes of 91941 and 91942. Most of the respondents visited parks often and even lived within walking distance of the future park site.

question 2. respondent demographics



question 3-4. respondent demographics



Question five was a critical question in determining the priorities for park amenities from survey respondents. A list of possible park amenities was given and respondents were asked to choose whether they were high, medium, or low priority. There were also options for not including the feature or having no opinion on that activity. The chart below depicts the answers with high priority in green, medium in blue, low priority in tan, that it shouldn't be included in red, and no opinion in gray. The highest priority features based off of answers for high or medium priority by respondents are organized at the top of the graphic. Respondents put a high priority on a tree grove for shade, walking/jogging path, security lighting, children's playground, and public restroom. The design alternatives presented at the second community workshop include the features that most respondents put as high or medium importance.

Question 5. Which activities and features would you like to see at the proposed park at Waite Drive?

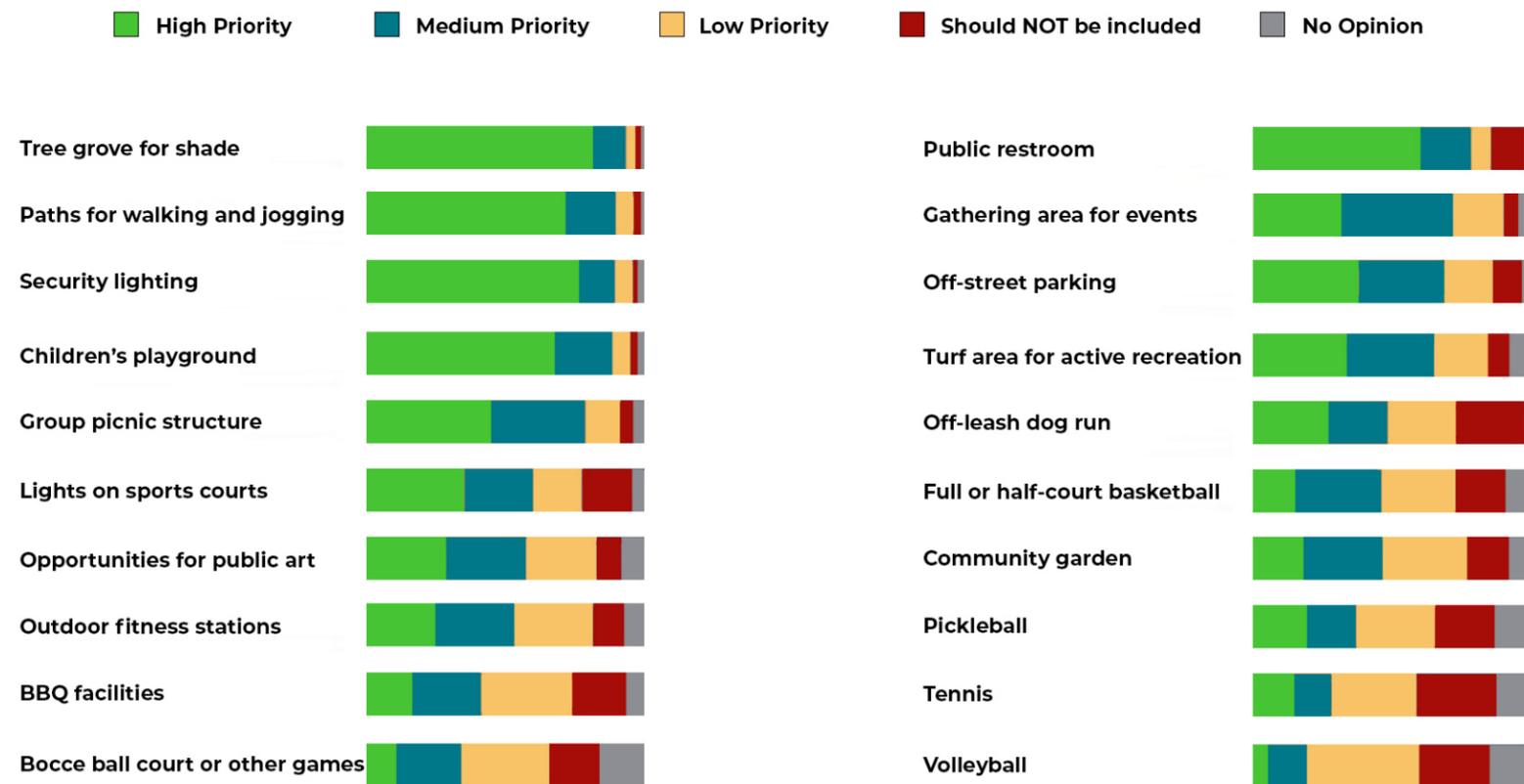


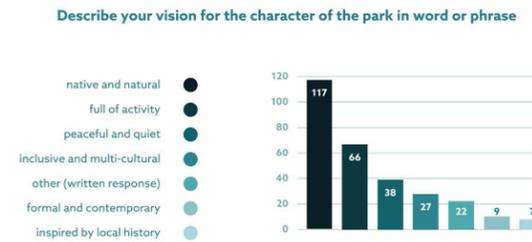
Figure 2.1: Analysis of survey question #5

Online Survey

Questions six and seven of the survey focused on the overall vision of the park. When asked to describe the over-arching vision for the character of the park the resounding choice was for “native and natural”. Additionally, “full of activities” and “peaceful and quiet” were popular choices. The design alternatives presented at the next community workshop both have native plant palettes and elements, multiple options for activities, and areas for quiet reflection.

Question seven was an open-ended write-in question that asked respondents to describe the top considerations for the park. The word map below depicts the most often repeated topics in larger text. The most prominent considerations that were mentioned were playground, shade, safety, dog park, walking trail , and considerations for homeless.

question 6. respondent park vision



question 8. additional thoughts



The next question was also open-ended and inquired about any further thoughts about the park. The above dot chart indicates how often a topic was mentioned in the responses. Again, the public felt strongly about safety, undesirable activity by homeless individuals, a native and natural aesthetic, and providing shaded gathering spaces.

The final question was geared toward getting a feel for what the park should be named. Although this will be chosen at a later time in the design process, it is valuable input to be considered in the future when the naming of the park is being done. At the top were names that were indicative of the street names - either Murray Hill Park or Waite Park.

question 9. top name suggestions per respondents

Nature	People	Place	Abstract
Highlander Park (5)	Waite Station (3)	Murray Hill Park (22)	Freedom Park
East Ridge Park	Waite Park (29)	Waite Dr Park	Constitution Park
Plant/Botanical Name	Amigos y Familia Park	Helix Park (4)	Pirate's Cove
Pomelo Drive	George Bailey Memorial Park	Tri-City Park	Nebo Park
Grove View Park	Indigenous Tribe/Word (3)	La Mesa Vista Park (3)	Unity Park
	Tony Gwynn Park		Friendship Park
	Ellen Ochoa Park		Jewel Park (8)
	Everyone's Park		
	Local La Mesan Figures		
	Children's Park		



Figure 2.2: Word map of survey question #5

Community Workshop 2

Workshop Summary

The second public park workshop for the new neighborhood park was held on June 15, 2022 at Helix Charter High School.

In addition to City staff, approximately fifteen (15) community members joined in person and twenty-five (25) community members attended online to share their thoughts and ideas on the new park.

The primary goals of the meeting were:

1. Summarize the findings from the first community workshop and survey with attendees.
2. Present two (2) park design alternatives.
3. Receive input in an "open forum" format.

The meeting started with an introductory welcome from Matthew Bohan, Chair, Community Services Commission, City of La Mesa. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants and provided an overview of the project. Glen Schmidt, President of Schmidt Design Group,

reviewed the site opportunities and constraints, and reviewed the process for the evening's activities.

Following the introductions, Glen Schmidt summarized the findings from the first community workshop and survey, and reviewed the two preliminary master plan alternatives with attendees.

Design Alternative #1

Park Plan #1 derives inspiration from the community's desire for active spaces for a variety of uses. This plan included the following amenities:

- Large shaded picnic area
- Children's playground
- Multi-use lawn
- Walking loop
- Two basketball half-courts
- One centralized fitness area
- Restroom/comfort station
- Fenced synthetic turf dog run
- Shade trees and landscaping
- Off-street parking (14 stalls)
- Bio-retention system
- Connection to Murray Hill Rd.



Figure 2.4: Conceptual Design Alternative 1

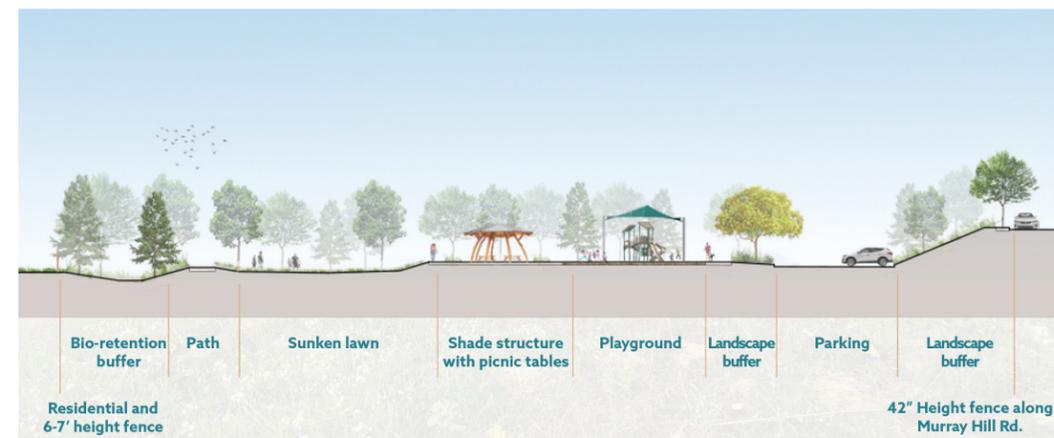


Figure 2.3: Section cut view from the west property line, across the playground to the east connection to Murray Hill Rd.

Community Input Summary: Design Alternative #1

Following the presentation, the floor was open to discuss the two preliminary master plan alternatives. Each attendee was given a chance to comment. Feedback was recorded by Schmidt Design Group on note pads. The responses are summarized below:

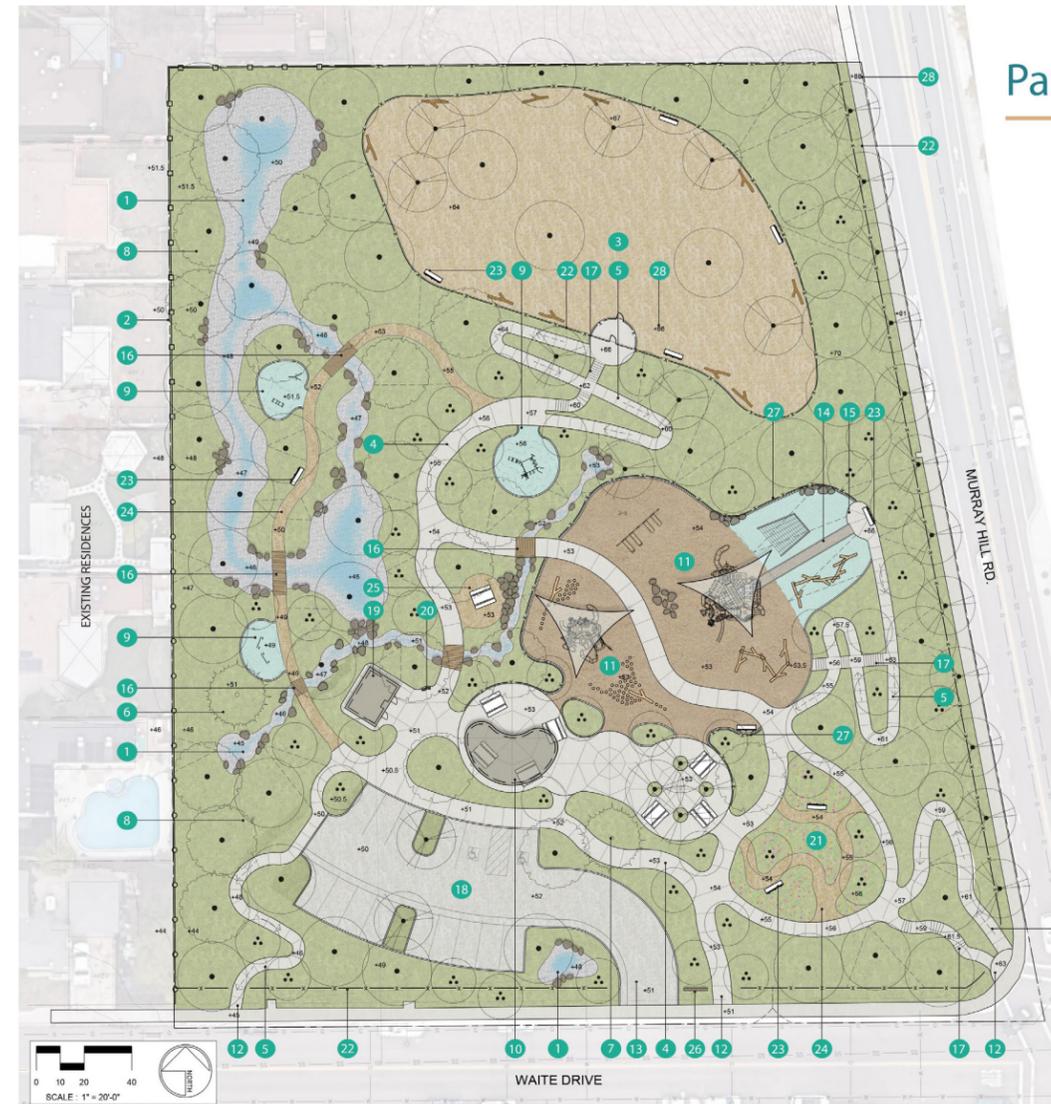
The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Fitness station
- Space to gather
- Shade structure
- Security lighting

The following items pertain to suggestions by attendees:

- Add opportunities for public art - especially on walls
- Look at different dog run configurations and add a path around it
- Consider "wow" factor - local art, history, educational activities
- Design sensitivity along residential property line

Community Workshop 2: Design Alternatives



Park at Waite Drive Master Plan

Design Alternative 2

Legend

- 1 Landscape buffers and bio-basins
- 2 6'-7' wood fence along west property line
- 3 Dog run: approximate .37 acre of decomposed granite
- 4 8' wide concrete walkway
- 5 Concrete ADA ramp
- 6 Existing pepper tree to remain
- 7 Existing pine tree to remain
- 8 Tree grove at buffer along west property edge
- 9 Fitness node with safety surfacing
- 10 Shade structure (approx. 40' x 24') with picnic tables
- 11 Playground with 2-5 yr. old and 5-12 yr. old play activities and swings: approximately 6,100 SF
- 12 Pedestrian entry
- 13 Existing driveway entry
- 14 Bridge to play structure
- 15 Look-out point
- 16 Wood bridge on pathway
- 17 Concrete Stairs
- 18 Parking lot with 15 spaces
- 19 Restroom - two family style units with outdoor sink
- 20 Drinking fountain
- 21 Pollinator garden
- 22 42" ht. fencing at Waite Dr & Murray Hill Rd; 5 ft. ht. at dog run
- 23 Benches, typ.
- 24 Decomposed granite pathway
- 25 Picnic node on decomposed granite
- 26 Monument sign
- 27 36" rail fence to control play area
- 28 Approximate elevations, typ.

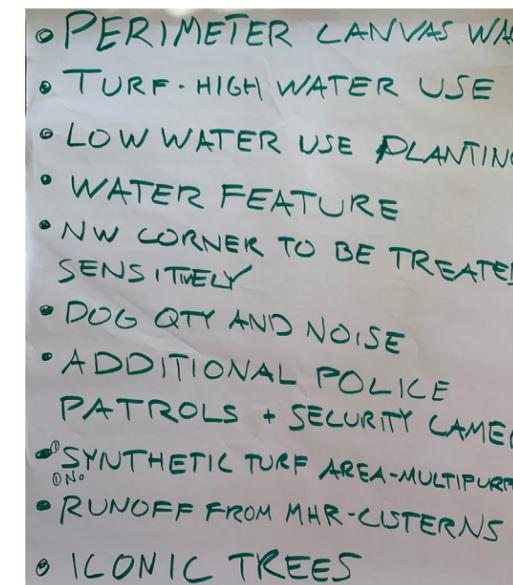
Visit www.cityoflamesa.us for more info!
 Email additional feedback to parkatwaitedrive@gmail.com

SCHMIDT DESIGN GROUP CITY OF LA MESA LA MESA PARK & RECREATION FOUNDATION
 June 18th, 2022

Figure 2.5: Conceptual Design Alternative 2



Glen Schmidt presents design alternatives



Comments recorded on note pads - see appendix for full notes

DESIGN ALTERNATIVE #2

Park Plan #2 draws inspiration from the community's desire for nature and play. This plan included the following amenities:

- Multiple shaded picnic areas
- Children's playground
- Three fitness nodes
- Decomposed granite walking paths
- Community performance space
- Exploratory nature play and education
- Bio-retention system
- Restroom/comfort station
- Fenced decomposed granite dog run
- Shade trees and landscaping
- Off-street parallel parking (15 stalls)
- Pollinator garden

Community Input Summary: Design Alternative #2

Following the presentation, the floor was open to discuss the two preliminary master plan alternatives. Each attendee was given a chance to comment. Feedback was recorded by Schmidt Design Group on post-it boards. The responses are summarized below:

The following items pertain to the amenities that were well-liked:

- Fenced decomposed granite dog run
- Pollinator garden/sustainable planting selection
- Unique play area/slope play
- Overall preference for alternative 2

The following items pertain to suggestions by attendees:

- Add more activity for adults
- Consider patrols and additional policing of site. City to install cameras
- Provide seating throughout
- Consider relocating the dog run and high activity amenities away from residences
- Design sensitivity along residential property line

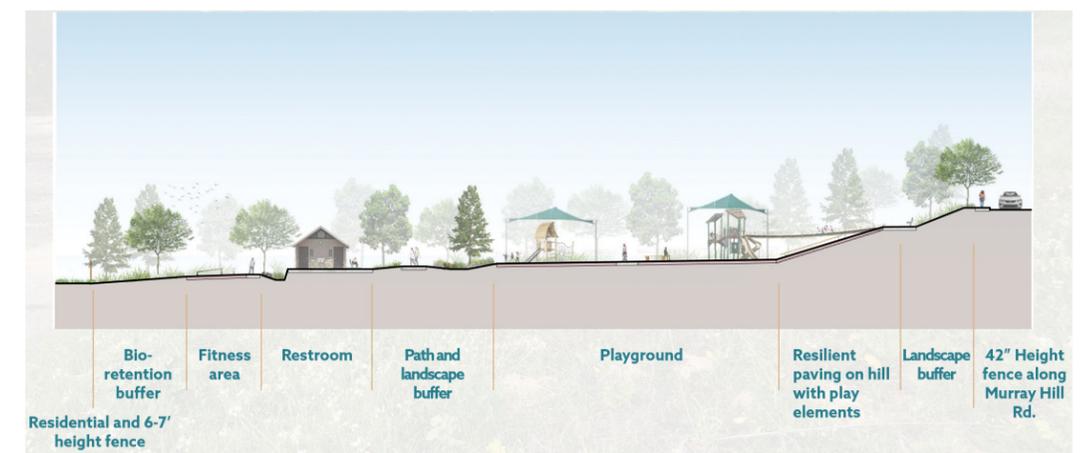


Figure 2.6: Section cut view from the west property line, across the playground to the east connection to Murray Hill Rd.

On-site Pop-Up Event at Future Park Location

Site Visit Summary

The site visit for the new neighborhood park was held on June 18, 2022 at the future park location - 7400 Waite Drive.

In addition to City staff, approximately 40 community members attended to share their thoughts and ideas on the new park.

The primary goals of the meeting were:

1. Present two (2) park design alternatives
2. Receive input in an "open house" format with opportunity for one-on-one dialogue
3. Walk community through the site
4. Progress towards final preferred park design

The gates to the site were unlocked and open to the public. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants and provided an overview of the project. Glen Schmidt, President of Schmidt Design Group, reviewed the Master Plan alternatives and addressed any questions or concerns. Julian Rosario and Steve Grosch, also with Schmidt Design Group greeted the community and engaged in dialogue.



Attendees discuss the two design alternatives while on site



Community Input Summary

Boards with the plans were set up for the community to comment on. A site tour was offered to walk through the space and gather feedback while imagining the future space. Additionally, each attendee was given a comment card and site map to write and draw their feedback on. The responses are summarized below.

Design Alternative #1

The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Multi-use lawn
- Variety of functional spaces
- Bathroom

The following items pertain to suggestions by attendees:

- Add bike parking with tools
- Smaller dog run/no dog run and whole park off-leash before 9 a.m. and after 6 p.m.
- No synthetic turf
- Add habitat for existing bird species on site

Design Alternative #2

The following items pertain to the amenities that were well-liked:

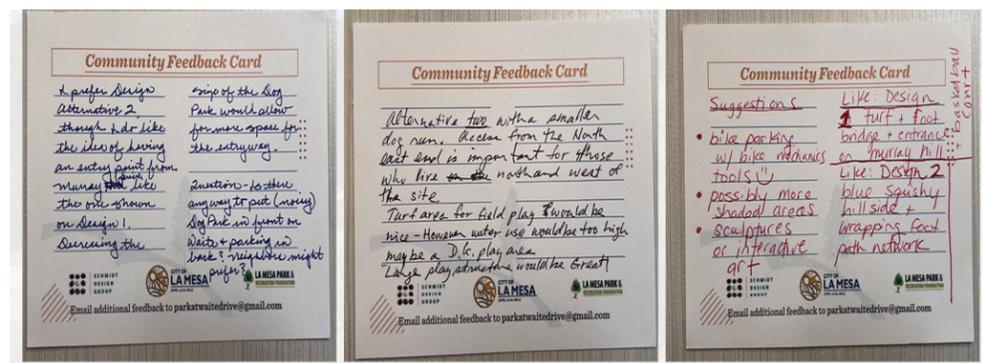
- Dog run location
- Pollinator garden - could function as a nature walk or interpretive trail
- Overall preference for alternative 2
- Off-street parking

The following items pertain to suggestions by attendees:

- Add more activity or sports courts for adults
- Consider a lawn and loop like in alternative 1
- Opportunities for disc golf, musical play, pickleball, rollerskating
- Connection to Murray Hill Rd.
- Consider adding more buffer between the dog run and the residences



Attendees were given a site map to markup with design ideas and suggestions



Community feedback cards were distributed at the event



Attendees walk the space of the future park site

Community Services Commission Presentation

The Community Services Commission presentation of the Park at Waite Drive Master Plan for the new neighborhood park was held on September 14, 2022 at The La Mesa Community Center.

In addition to the City staff and the Community Services Commission Board, approximately twenty (20) community members attended in-person along with another twenty (20) individuals who attended via Zoom to share their thoughts and ideas on the final design.

The primary goals of the meeting were:

1. Review findings from the previous two community workshops along with the in-person tour event and concept survey.
2. Present the draft Master Plan design that was created based on a combination of the previous two alternatives and feedback from the community.
3. Receive input in an "open house" format with opportunity for direct dialogue.

The meeting was held in a hybrid format both in-person and with a Zoom link. Matthew Bohan, Community Services Chair, provided the introduction. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants. Glen Schmidt, President of Schmidt Design Group, presented in detail the Draft Master Plan design and then opened up the discussion for comments and questions from those present as well as the on-line participants. Julian Rosario and Steve Grosch, also with Schmidt Design Group recorded community feedback and assisted with answering questions.

Master Plan Design - Well-liked Amenities

The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Nature-themed playground with wood timber features, tower, and slope play
- Variety of functional spaces
- Landscape buffer along western edge for privacy
- Restroom with two (2) family-style units with drinking fountain and bottle filler
- Multi-use lawn
- Fitness area
- Elevated decomposed granite dog run
- Walking loop around the park with tables and benches
- Half-court basketball
- Group shade structures and picnic tables
- Shade fabric over several play structures and shade trees throughout the park
- Off-street parking lot location and accessibility
- Privacy for neighbors including fence along western and northern sides
- Native and Mediterranean plant palette
- Solar powered security lighting
- Bike parking



Park at Waite Drive Master Plan

Main site elements

- 1 - Nature-themed playground: approximately 10,000 SF
- 2 - Tot lot playground area
- 3 - Dog run: approximately .20 acre, decomposed granite
- 4 - Lawn: approximately 7,700 SF
- 5 - Fitness zone: approximately 2,200 SF
- 6 - Shade structure (40' across) with picnic tables
- 7 - Half-court basketball court
- 8 - 8' wide concrete walking loop
- 9 - Restroom - two family style units with maintenance storage, and accessible outdoor sink & water station

Accessibility & furnishings

- 10 - 11 parking spaces and 2 accessible parking spaces
- 11 - Elevated wooden ramp and concrete stairs
- 12 - Park monument signage
- 13 - Opportunities for public art, typ.
- 14 - Trash Enclosure
- 15 - Benches with backs, typ.
- 16 - Tables, typ.
- 17 - Bike racks
- 18 - Existing trees to remain
- 19 - Slope direction
- 20 - Approximate elevations

Screening & fencing

- 21 - Landscape buffer and bio-basins
- 22 - Tree grove buffer along west property edge
- 23 - 3.5' ht. lodge-pole fence at Waite Dr. and Murray Hill Rd.
- 24 - 5' ht. decorative black wrought iron fence at dog run
- 25 - 6' ht. black vinyl chainlink fence at north property line
- 26 - 6' ht. wood fence along west property line
- 27 - 8' ht. wood fence along northwest property line
- 28 - Score joints
- PA - Planting area



Figure 2.7: Draft Master Plan Design

Community Input Summary

Boards with the plans were set up for the community to review along with the presentation. Community input was recorded on flip chart pads. Additionally, online attendees could ask questions and comment via the Zoom chat.

Master Plan Design - Suggestions

The following items pertain to suggestions by attendees:

- Smooth concrete joints on walking path for rollerskating
- Solid shade structures for maximum protection from the sun
- Security features including cameras that focus entirely on the park, a parking lot gate that can be locked at night, increased fencing along Waite Dr., and a site supervisor or community-oriented supervision of the park
- Concern over ground water protection. A future geotechnical soils study will determine if the bio-basin proposed will be lined
- Electrical outlets near lawn area for uses such as outdoor movies/concerts
- Using wood that has a long lifespan for all of the wood features
- Multiple drinking fountains including one near the dog run
- Stabilized decomposed granite or mulch layer in dog run to decrease dust



Feedback and comments during the Q & A portion of the Community Services Commission meeting.

3 Master Plan Design

Vision

The original intent of the site is to provide a neighborhood park to the local residents. Guiding principles were formed from the engagement process with the local neighborhood. These principles primarily direct the vision for park.

The final plan combines the best features of the two design alternatives that were presented at the second community workshop. The park provides a multitude of activities for all ages. The primary goals based off of community feedback were to create a “natural feel” throughout the design while also incorporating opportunities for exercise, quiet reflection, and unique play experiences. By providing many uses in the park, there will be a steady flow of park-goers which is intended to make sure there are consistently “eyes on the park”. This feature combined with a site wide fencing, solar security lighting, a lockable vehicular entrance gate, and unobstructed view corridors all curtail undesirable activity.

The site’s main elements reflect the highest priority amenities desired by the community. Each element is analyzed and a description of its improvement to the site is included in the following section.

Guiding Principles

- + Native, natural, and sustainable design providing visitors the opportunity to connect with nature.**
- + Provides multi-generational and multi-cultural experiences.**
- + Is a safe and comfortable environment, full of activities and “eyes on the park”.**
- + Promotes health and wellness with opportunities for exercise, unique play experiences, and social connections.**
- + Provides opportunities for contemplation and quiet reflection.**
- + Is sensitive to the nearby residences.**

Draft Final Master Plan

Main site elements

- 1 - Nature-themed playground
- 2 - Tot lot playground area
- 3 - Fenced dog run with decomposed granite surface
- 4 - Lawn
- 5 - Fitness zone
- 6 - Shade structure with picnic tables
- 7 - Half-court basketball court
- 8 - Site-wide 8' wide accessible concrete walking loop
- 9 - Family style restroom with accessible outdoor sink and water station. Maintenance garage and storage

Accessibility & furnishings

- 10 - 13 parking spaces including 2 accessible parking spaces
- 11 - Elevated wooden ramp and concrete stairs
- 12 - Park monument signage
- 13 - Opportunities for public art
- 14 - Trash enclosure with trellis cover
- 15 - Benches with backs
- 16 - Picnic tables
- 17 - Bike racks
- 18 - Existing trees to remain
- 19 - Slope direction
- 20 - Approximate elevations

Screening & fencing

- 21 - Landscape buffer and bio-basins
- 22 - Tree grove buffer along west property edge
- 23 - 3.5' ht. lodge-pole fence at Waite Dr. and Murray Hill Rd.
- 24 - 5' ht. decorative black wrought iron fence at dog run
- 25 - 6' ht. black vinyl chainlink fence at north property line
- 26 - 6' ht. wood fence along west property line
- 27 - 8' ht. wood fence along northwest property line
- 28 - Score joints
- 29 - Citrus grove with interpretive panel
- 30 - Parking gate
- PA - Planting area: native and low water use shrubs, groundcover, and trees



Figure 3.1: Illustrative site plan

Bird's-eye Perspective Rendering



Figure 3.2: Concept rendering of design intent

Section Cut

The site slopes from the northwest, along Murray Hill Road, down to the southwest, along Waite Drive. It is immediate and intense at first, then follows a steadier grade moving west. The section cut indicated by the blue line on the map to the right illustrates the varying grade changes of the park. The design incorporates the slope into various elements including the elevated wooden ramp to Murray Hill Road and the slope play at the playground. This line sees about a 30' decline in elevation moving from east to west.

The slope play area of the playground will connect to the iconic play tower by a bridge suspended over the walking path that goes around the park. The main features of the park including the play area, shade structure, basketball court, fitness station, restroom, and turf area all remain on generally the same elevation level. The dog run sits on the plateau above to the north.

The western boundary along the bio-retention buffer slopes again to be even with the properties to the west. This native and natural wooded grove with a bio-retention basin along the west end creates a privacy buffer along the fence line.



Figure 3.3: Blue line depicting section cut line



Figure 3.4: Section cut from western property line to Murray Hill Road

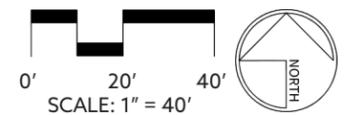
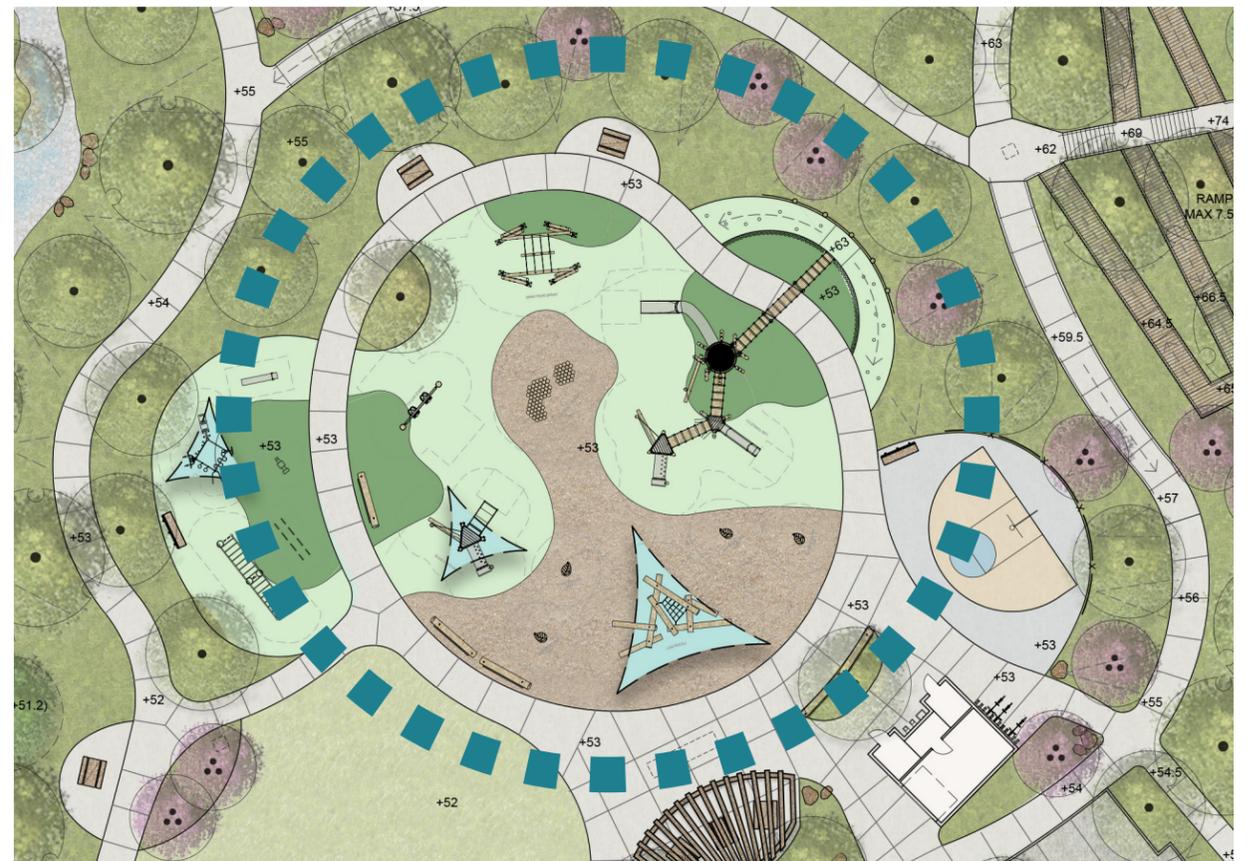
Nature-themed Playground

The playground at the center of the park was thoughtfully designed to create a unique experience for children to play and connect with nature. Wood was chosen as the primary building material as it reinforces the native and natural aesthetic desired by the community. It is a flexible, natural, and renewable resource.

A 24' tall wood tower anchors the site and hopes to be an iconic play structure that draws users from around the neighborhood. It features a distinctive climbing experience up the multiple layers of the structure with an option to go down a slide from the top or cross over a suspended bridge to the hill play section of the playground. This section features a unique slope and climbing play style by incorporating the site's natural elevation change. This structure is fully transparent, which is important for safety and security.

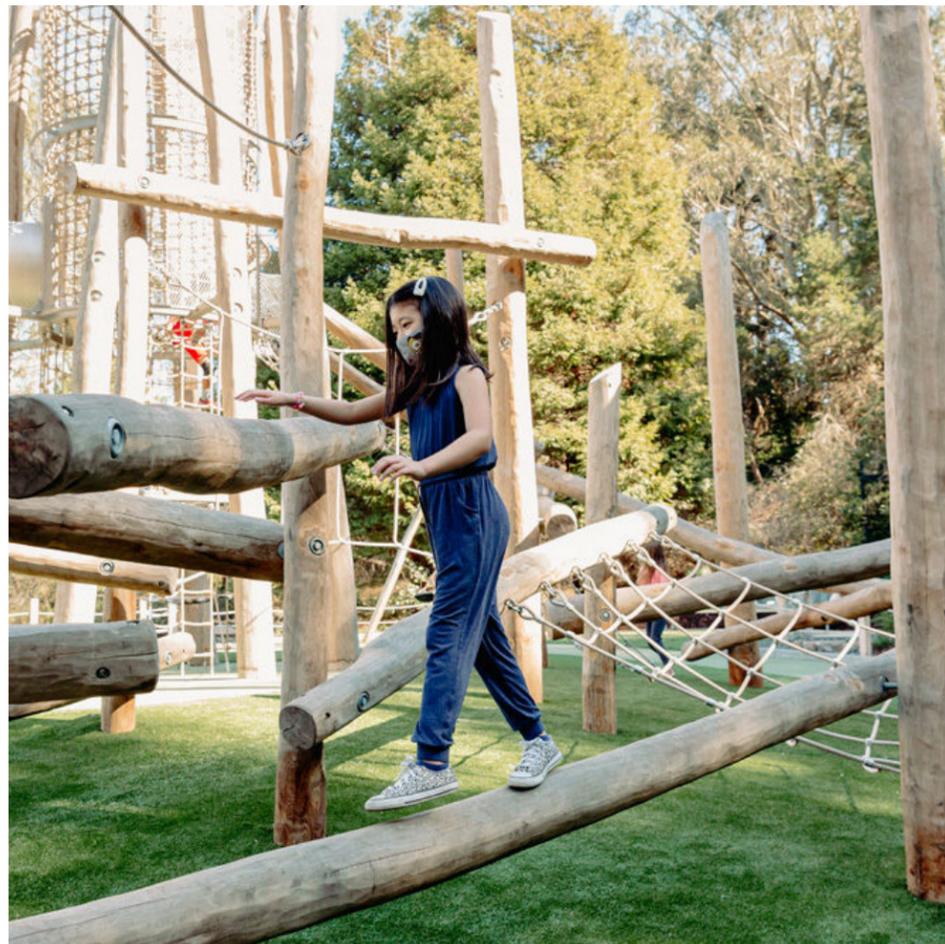
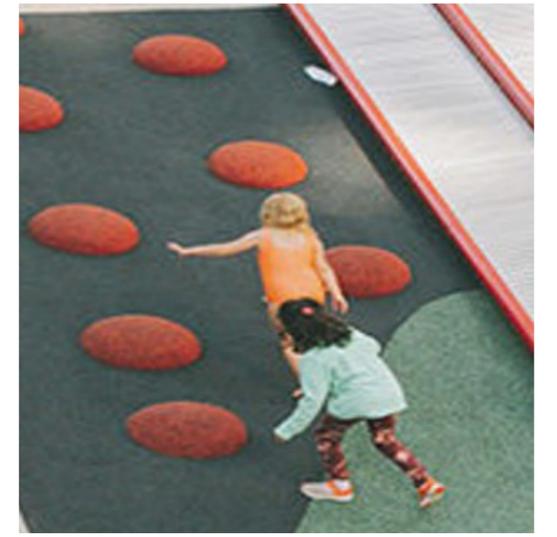
There will be a children's play area for 5-12 year olds, as well as a tot playground for younger children. A giant rope and log swing for group play, leaf shaped wooden wobble boards, wood steppers, rope netting, and natural wood timber climbing logs all contribute to the nature-based design of the play area. Earthscape is the recommended playground manufacturer behind many of the play structures selected for the site. They specialize in designing and constructing inclusive, innovative, unique, and challenging wooden structures.

Shade is provided in the area by shade sails over the tot playground and the wooden timber climbing logs. A walking path encircles the playground with bench seating. The playground design is rigorously evaluated to ensure compliance to safety standards; ASTM F1487 in the United States and accessibility compliance requirements.



Nature-themed Playground

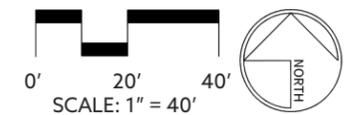
Precedent imagery depicts design intent: focus on exploration and organic materials



Dog Run

A fenced dog run that allows for off-leash play sits at the northern end of the park. It is graded above the playground and lawn to the south. A popular feature for urban areas, dog runs provide an outdoor space for throwing a ball as well as community interaction for pet owners. Based off feedback from the workshops, the community strongly preferred decomposed granite rather than synthetic turf in the dog run. Decomposed granite is easy to repair and maintain, as well as requiring no regular watering. In addition, a pet drinking fountain can be installed at the entrance.

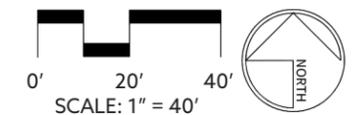
The dog run acts almost like an elevated plateau - allowing a separation of space between park users and additionally ensures there will be consistent "eyes on the park" from an elevated vantage point. Dog owners tend to be a reliable demographic who take ownership and act as stewards of the spaces they frequent.



Lawn

In the southwest corner of the site lies an open lawn for neighbors to gather. Wide open grass areas are proven to be some of the most flexible public spaces; they can be used for a wide range of activities such as group gatherings, kicking a ball around, group workouts, or setting up a “bounce house” for a birthday party. While suitable for these uses, it is approximately 7,700-square-foot and not sized for active sports/league activities. Many options for play, relaxation, and activity are presented to park goers. Locking electrical outlets will be nearby for community events such as movie nights where a small projector would be used.

The centralized, easily accessible location next to the shade structure, fitness, parking, and playground makes this a connecting feature of the design. The walking path of the park extends around the lawn. Additionally, this space is easily seen from the road and does not offer any hiding spaces.



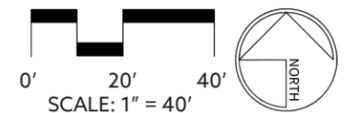
Fitness Zone

The fitness zone of the park is located next to the playground and turf grass area so that parents can work out and still be within eyesight of children playing. The fitness area will contain multiple pieces of exercise equipment designed in a natural aesthetic. The fitness area will have resilient surfacing in multiple natural colors and a shade structure overhead. This zone is critical for providing programming to older age groups.



Half-court Basketball

An additional exercise feature of the park is the half-court basketball located near the playground on the east side of the park. Half-court basketball was specifically selected as it promotes family-friendly play and casual games. The fun shape of this space and the colored striping add to the natural aesthetic of the park.



Group Shade Structure

The shade structure is centrally located and in close proximity to the playground, lawn, parking lot, and restroom. Having the shade structure as the “meeting point” between the features of the park allows for easy transition from one activity to the next and makes it easy to see the entire park from this area. Additionally, the proximity to the parking lot makes unloading items easy for events such as birthday parties.

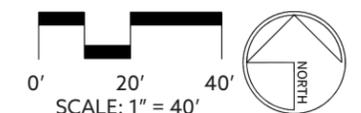
The shade structure has an organic custom shape with latticed timber beams adding to the natural aesthetic of the park. Its geometry opens to the site with wide sweeping arcs forming the roof structure. The latticed trellis may be substituted with a solid or opaque roof to provide more shade coverage. Ample space for three picnic tables is provided beneath the shade structure.

A second, scaled down shade structure with similar characteristics will be provided at the dog run. Space for two picnic tables will be provided underneath. Additional shade structures may be explored throughout the site, such as over play areas, benches by the play area, the fitness plaza, and near the basketball court.



Restroom & Garage Building

Restrooms provide irreplaceable function to a public space and works to serve all its users. The restroom features two family-style units with an accessible outdoor sink and water station. It is located near the parking lot, making it highly accessible for users, maintenance, and security. The building also features a one-car garage and storage for park staff to store maintenance tools. Along the east face of the building is where bike racks are located for users who choose to cycle to the site.

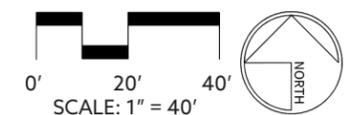


Elevated Wooden Ramp Connection to Murray Hill Rd.

An elevated wooden ramp provides a vital connection to the park for users coming down Murray Hill Road. Without it, they would have to walk all the way down to Waite Dr. This connection makes the park more accessible and entry to the park safer. The steep incline of the east slope of the site would call for extensive retaining walls if a standard ramp was constructed. An elevated wooden ramp is a more elegant solution with a much smaller footprint.

Along with the central wood tower, the wooden ramp is another iconic structure unique to this park design. The experience walking on the ramp offers users access to one of the site's best natural features - its views. The wooden design ties in with the rest of the site and works with the existing topography. With the ramp raised above grade, the natural slope is preserved. Concrete stairs are also provided as a more direct connection.

This connection was a key desired element repeated in the community workshops. People wanted better access to the park from the north for park-goers, students going to or from Helix High School, or those simply on a neighborhood walk. The ramp connects to the east edge of the walking loop, allowing dog owners direct access to the dog run without going through the entire park.



Landscape Buffer and Bio-Basins

The west side of the park borders residential properties. One of the top priorities with the park design is to maintain or increase the existing home owners' level of privacy and security. The plan calls to replace the existing, irregular, and dilapidated fence with a uniform solid fence that increases from 6' height to 8' in height. The fence will follow proposed topography changes and increases in height to provide adequate screening and ensure privacy for the adjacent residences.

The park site naturally drops in grade towards the west which creates an opportunity for a bio-retention basin. A bio-retention basin that extends the entire length of the western edge is proposed to provide stormwater storage for the entire site. Currently, the site drains into some of the adjacent properties. This makes regrading this edge even more important. The bio-retention basin will be planted with native plants and trees to provide shade for the park, give a natural creek bed look, and increase screening for the homes.



Site-wide Walking Loop

A site-wide 0.2-mile walking loop provides an added fitness opportunity to the park as well as a fun option to ride bikes or tricycles without turning around. The elevation changes are gradual but add a bit of a challenge if using the loop for exercise. The loop is fully ADA compliant, enabling all users the ability to use the entirety of the path. The vantage points along the loop continually change and give different perspectives of the park. Seating nooks and benches are placed throughout the loop as interesting places to rest. Interpretive panels along the loop provide education opportunities to learn about the site history, local flora, and stormwater management.



Plant List

The plant palette is largely plants and trees that are native to this region along with Mediterranean plants and trees that are well adapted to the Southern California climate. A variety of sizes, textures, and colors make up the palette to add variety throughout the seasons. Plant qualities such as resiliency, low-water use, pollinator friendly, and drought-tolerance are prioritized.

Botanical Name

Abutilon palmeri
Artemisia californica 'Canyon Grey'
Baccharis spp.
Calliandra californica
Carpenteria californica
Dendromecon harfordii
Dudleya brittonii
Eriophyllum confertiflorum
Galvezia speciosa
Heteromeles arbutifolia
Iris douglasiana
Iva hayesiana
Juncus textilis
Leymus triticoides
Lomandra longifolia 'Breeze'
Mahonia spp.
Malosma laurina
Muhlenbergia rigens
Ribes viburnifolium
Rhamnus californica 'Eve Case'
Rhus integrifolia
Rosa californica
Salvia melifera
Simmondsia chinensis
Verbena lilacina 'De La Mina'
Viguiera laciniata

Common Name

Indian mallow
 California sagebrush
 Baccharis
 Baja fairy duster
 Bush anemone
 Island bush poppy
 Giant chalk dudleya
 Golden yarrow
 Island bush snapdragon
 Toyon
 Douglas iris
 San Diego marsh elder
 Basket rush
 Wild rye
 Lomandra breeze
 Grape holly
 Laurel sumac
 California deer grass
 Catalina currant
 Coffee berry
 Lemonade berry
 California wildrose
 Black sage
 Jojoba
 Lilac verbena
 San Diego County viguiera



Marina Strawberry Tree
Arbutus 'Marina'



Western Redbud
Cercis occidentalis



California Sycamore
Platanus racemosa



Coast Live Oak
Quercus agrifolia



Chilopsis linearis
Desert Willow



Aloe spp.



Small Cape Rush
Chondropetalum tectorum



Mauritus Hemp
Furcraea foetida



Muhlenbergia rigida
Deergrass



Grevillea spp.



Encelia californica



California Aster
Aster chilensis 'Point St. George'



Erigeron karvinskianus
Santa Barbara Daisy



Autumn Sage
Salvia greggii



California fuchsia
Epilobium canum



Island Bush Poppy
Dendromecon harfordii



Island Bush Snapdragon
Galvezia speciosa



Cleveland Sage
Salvia clevelandii



Black Sage
Salvia melifera



Lilac Verbena
Verbena lilacina 'De La Mina'

Preliminary Grading and Drainage Plan

The site slopes generally from the northwest, along Murray Hill Road, down to the southwest, along Waite Drive. There is about 45' of elevation difference from the northeast corner of the site to the southwest. It is immediate and intense at first, then follows a steadier grade moving west.

The grading strategy is to work with the existing topography as much as possible. The natural slope is highlighted in the design. Regrading will be done to create two distinct levels of accessible activity zones. The dog run is the upper level in the north and the playground, lawn, and parking lot form the bottom level to the south.

The proposed drainage design will mimic the existing drainage pattern from the northeast to the southwest. The proposed improvements will result in an increase in run-off, which will be mitigated in the proposed basin along the western edge of the site. The entire site is designed to drain to the bio-retention basin on the west and Waite Dr. to the south. On-site drainage systems will convey flow from the site to the proposed basin. Underdrains will be provided for the playground and workout areas and will also convey run-off to the basins. Since there is no existing storm drain in Waite Drive along the project frontage, a new storm drain is proposed to convey discharge from the basin to the existing storm drain system approximately 150' west of the site at Harris Street.

Preliminary Water Quality

The project will be subject to City stormwater quality requirements for Priority Development Projects (PDP). This will require low impact development (LID) site design, source control, pollutant control (treatment), and flow control (hydromodification management). The sizing and selection of Best Management Practices (BMPs) will be documented in a Water Quality Technical Report (WQTR) that will be prepared during final design. The proposed site improvements include the biofiltration basin located along the western edge of the site. This basin will service both water quality and flood control purposes. The project will also require a Stormwater Pollution Prevention Plan (SWPPP) prior to the start of construction. The project will likely be subject to the newly approved State requirements in the Construction General Permit.

LEGEND

PROPOSED CONTOUR	— 450 —
STORM DRAIN	— SD —
UNDERDRAIN	- - - - -

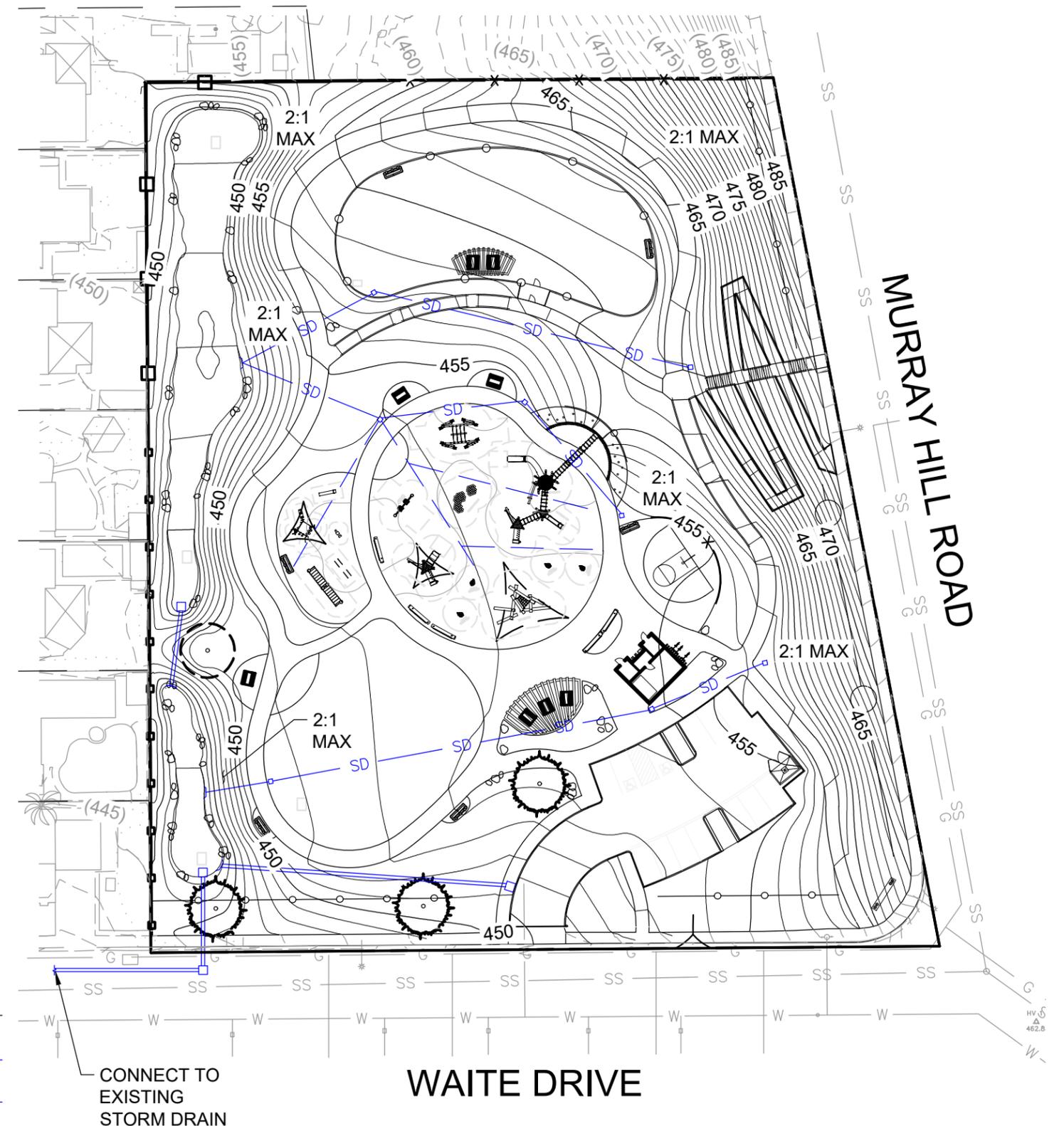


Figure 3.5: Preliminary Grading and Drainage Plan

Preliminary Drainage Study

A preliminary drainage study for the project site was prepared as a stand alone document companion to the master plan report. The proposed improvements result in an increase in peak flow rate. Preliminary sizing calculations are provided for 100-year peak flow attenuation. The Drainage Study also includes sizing calculations for on-site drainage systems.

The study addresses the following objectives:

- Quantify and compare the 100-year peak flow rate in the existing and proposed conditions to assess the project's impact on existing drainage facilities.
- Perform sizing calculations for on-site drainage systems.
- Perform preliminary sizing calculations for the multi-purpose basin.

The following figures are excerpts from The Preliminary Drainage Study, which is attached as a separate document.

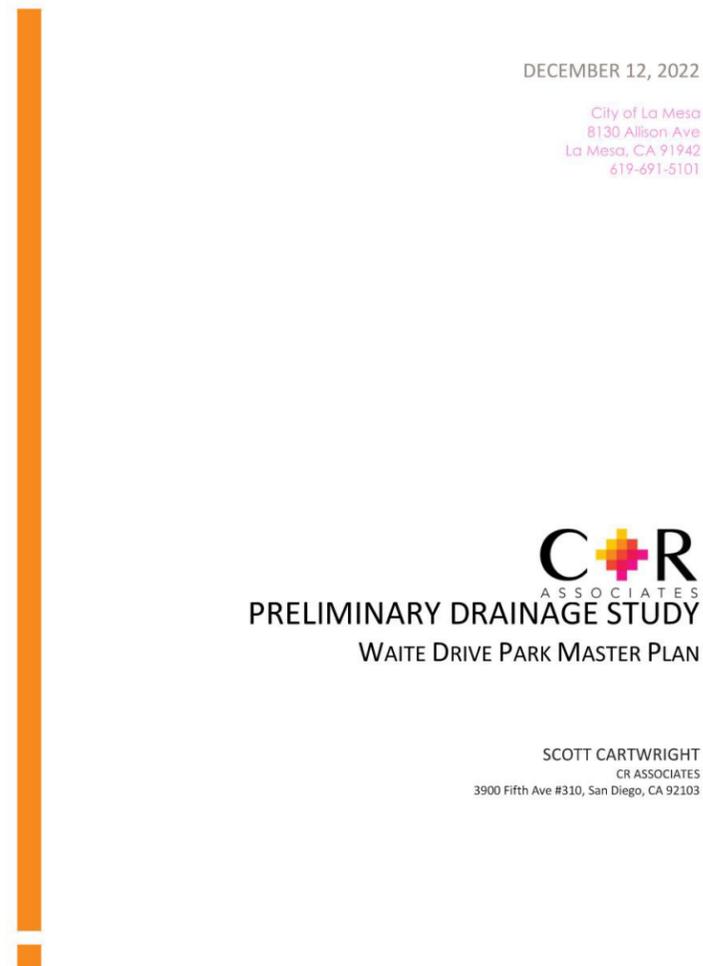


Figure 3.6: Preliminary Drainage Study cover

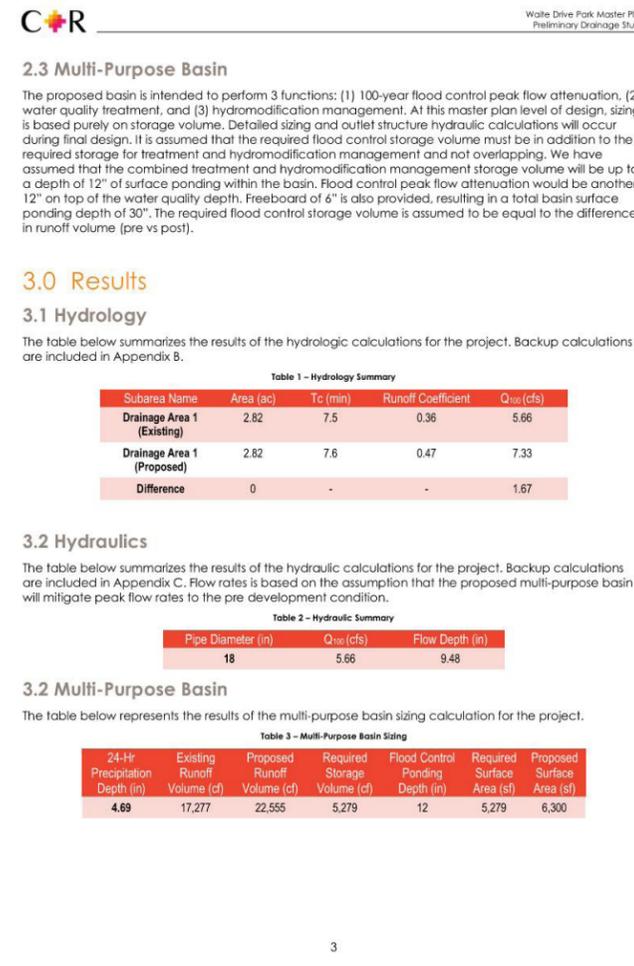


Figure 3.7: Hydrology calculation results

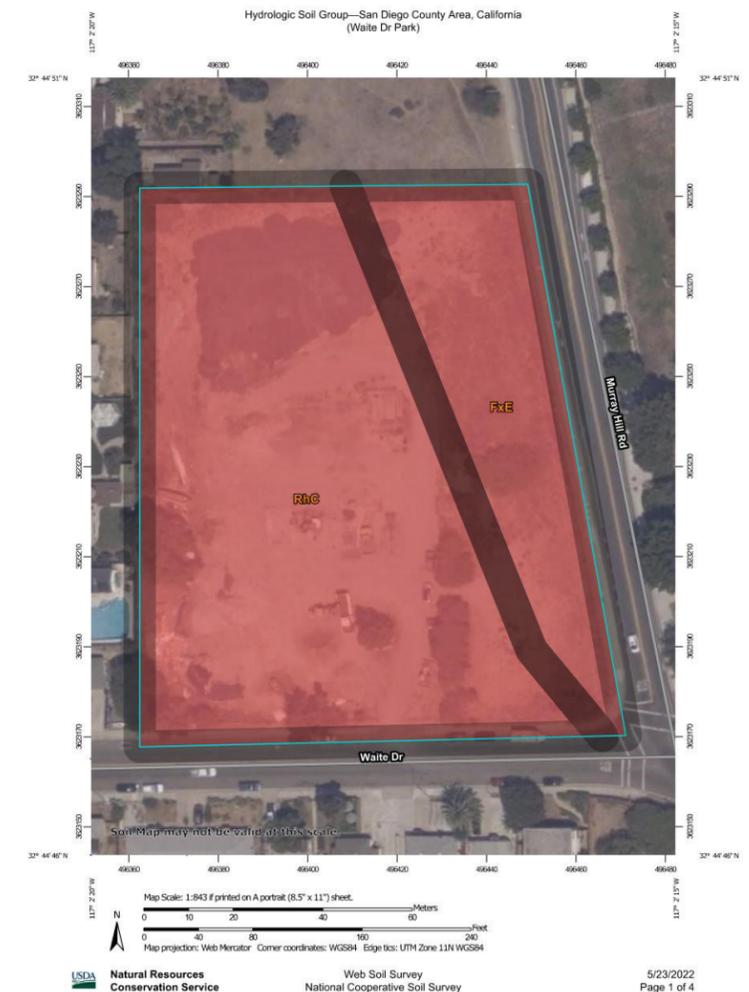


Figure 3.8: Web soil survey

Preliminary Electrical and Lighting Plan

The electrical services available for Waite Park from SDG&E, is a single phase 120/240 V system with the maximum amperage of 200 Amps. The existing transformer at Waite Dr. will be reused with a new 200 Amp meter pedestal installed. This amperage will be sufficient to power the park along with the planned comfort station building. The planned electrical pedestal will be stainless steel in construction.

Pedestrian and parking lot solar powered lighting will be provided throughout the walkways, and lots on the site enhanced by down lighting at Trellis and some building lighting. All lights will be diecast aluminum for long life and low corrosion. Trellis lights will be wired in a way to conceal all wiring as much as possible.

Solar lights are prioritized to align with the sustainability goals of the City. Fixtures with a wooden aesthetic are an alternative finish available from certain manufacturers. Recommended manufacturers and models are specified in the appendix.

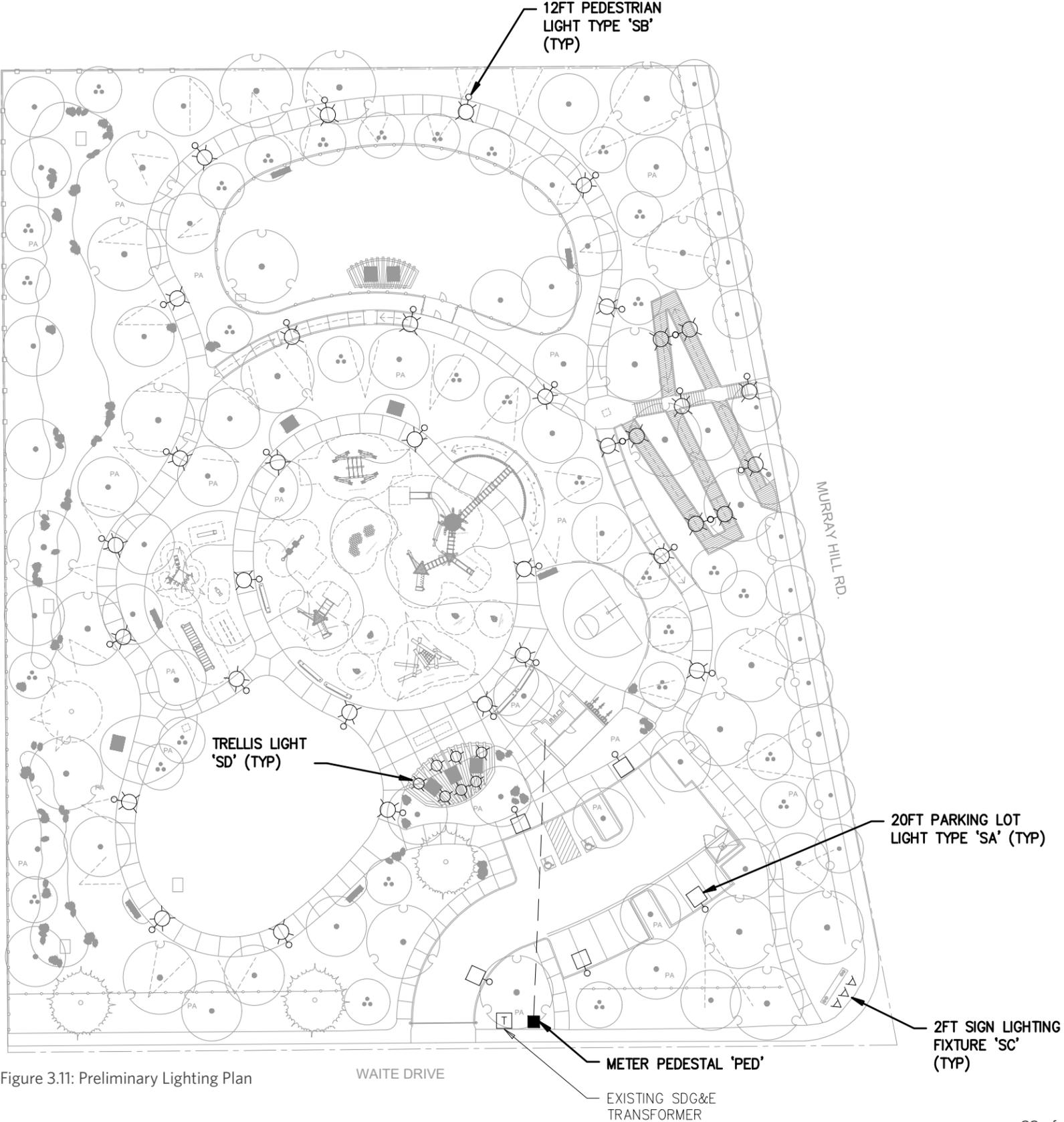


Figure 3.11: Preliminary Lighting Plan

4 Construction & Operations

This section provides information and guidance relevant to funding, construction, and operations.

Rough Order of Magnitude Probable Costs of Construction

A preliminary rough order magnitude (ROM) of probable costs for construction was created for Design Alternative #1, Design Alternative #2, the Draft Master Plan, and the Final Master Plan Design. The site improvements were analyzed and quantified. Using current market factor/supply chain/inflation impacts, an opinion of probable costs was created. It is important to note that construction costs fluctuate with time and large swings in costs were common in the last couple years. Per recent input from one of our cost estimating partners, we have been told prices have increased over 22% in January 2021 through December 2021 with a forecasted 7.9% increase from January 2022 through March 2022. We recommend keeping this inflation/escalation pricing in mind as the City gets closer to bidding the project.

The (ROM) estimate of anticipated construction costs for Design Alternative #1 is \$5.9 million to \$6.4 million.
 The (ROM) estimate of anticipated construction costs for Design Alternative #2 is \$5.6 million to \$6.1 million.
 The (ROM) estimate of anticipated construction costs for the Draft Master Plan is \$6.2 million to \$6.7 million.
 The (ROM) estimate of anticipated construction costs for the Final Master Plan Design is \$7.7 million to \$8.2 million.

As the design and program of the park became more defined, so did the associated costs. The increase seen over time shows site elements added and the cost estimates becoming more accurate.

1. The costs below are based on current market factor/supply chain/inflation impacts.
2. SDG has been evaluating prevailing wage as a factor of the overall cost of the project as a quick method to forecast the additional labor costs required to fund a project utilizing prevailing wages vs. standard wages. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification or type of work within the locality and in the nearest labor market area. The prevailing wage rate must be used on government projects of this nature.

BASE BID SUMMARY		Extension
Drainage, & Utilities (Not including Building)		\$543,400.00
Stormwater Treatment Basins		\$503,600.00
Construction		\$2,868,475.00
Site Furnishings/Shade Structures		\$79,191.75
Playground & Fitness Equipment		\$1,652,252.50
Lighting and Electrical		\$119,100.00
Irrigation		\$255,105.00
Planting		\$298,450.00
Maintenance		\$29,690.64
	SUBTOTAL HARD COSTS	\$6,349,264.89
Prevailing Wage Factor	10% of Subtotal Hard Costs	\$634,926.49
	SUBTOTAL	\$6,984,191.38
Design	5% of Subtotal Hard Costs	\$317,463.24
Construction Contingency Costs	10% of Subtotal Hard Costs	\$634,926.49
	Grand Total	\$7,936,581.11

Figure 4.1: Summary of ROM from Final Master Plan Design Cost Analysis

Potential Funding Sources

There are a variety of potential grant funding sources that the City may consider. There are programs that operate on a Federal, State, or local level. Each program has unique criteria, application requirements, implementation requirements, and funding limits. Some require a certain minimum percentage of local funding match in order to qualify. Programs that the City may consider for this project include those administered by the Office of Grants and Local Services (OGALS), California Department of Parks and Recreation, California Natural Resources Agency (CNRA) Bonds and Grants, and the Clean California Local Grant Program (Caltrans). Potential funding sources are also available for specific elements of the project, such as the proposed water quality features. Funding from multiple sources can be acquired, but can also present additional challenges and complications for the project if there are conflicting requirements or schedule constraints.

Maintenance & Operations

The park at Waite Drive is a typical passive 2.8 acre neighborhood park with amenities to serve the local community like other neighborhood parks in La Mesa. These amenities will require maintenance including landscape maintenance and equipment maintenance costs, cleaning and janitorial services, supplies, trash collection and utility costs.

Maintenance costs for the park at Waite Drive are projected to be \$13,440 annually. The city of Mission Viejo who contracts for all park maintenance services was contacted. They receive specific bids on each of their parks from contractors and has established a cost of \$400 per acre per month for passive neighborhood parks such as this.

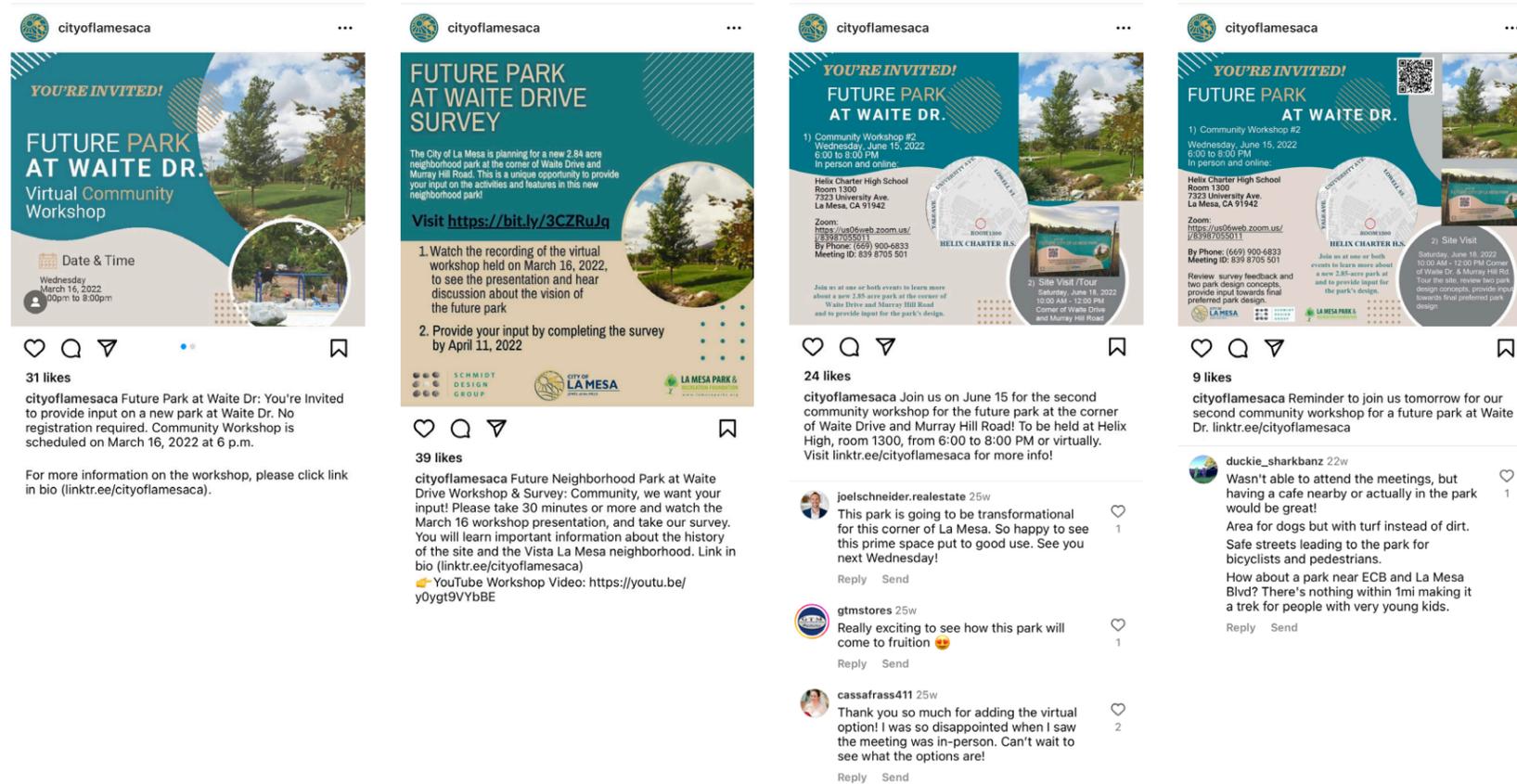
The park at Waite Drive has a number of elements available to serve the community. There is an opportunity for a revenue stream for use of some of the amenities. Day Use/Reservable Site permits can be issued for up to 50 guests at a cost of \$40 for residents and \$50 for non-residents. Based on averages at similar parks in La Mesa there could be approximately 32 permits issued generating \$1,280 - \$1,600 annually. There may also be an opportunity for commercial use for fitness or small operators which have been conducted in similar parks. Eight permits could be issued for a total of \$1,040. Further they may be an opportunity to host contracted youth programs in the grassy area generating \$2,000 a year. These details have been generated by the City of La Mesa based on similar use in the City.

5 Appendices

This section is dedicated to the resources used over the course of this process and the documents produced from community research.

Social Media

The following are Instagram posts to notify the community of park updates. Similar images were posted on Facebook, Twitter, and Next Door.



Mailers

The following images are the postcards distributed to inform the residents within 500' of the project.



Online Survey: March 16 - April 11, 2022

The following are images of the questions from the public survey conducted online.

Neighborhood Park at Waite Dr. Community and Amenities Survey - Saved

Questions Responses 295

1. What Zip Code do you live in? *

Enter your answer

2. How frequently do you or other members of your household typically visit the parks or open space areas in the City of La Mesa?

- More than once a week
- Once a week
- Once a month
- 2-3 times a month
- Less than once a month
- Not sure (Don't visit parks in the City of La Mesa)

Neighborhood Park at Waite Dr. Community and Amenities Survey - Saved

Questions Responses 295

3. Do you live within a 15 minute walking distance to the property at Waite Drive and Murray Hill Road?

- Yes
- No

4. Do you have a child under the age of 18 in your household?

- Yes
- No
- Prefer not to answer

Questions Responses 295

6. Describe your vision for the character of the park in word or phrase

- Native and natural
- Formal and contemporary
- Peaceful and quiet
- Full of activities
- Inspired by local history
- Inclusive and multi-cultural
- Other

7. What are the most important considerations for you for this park design?

Enter your answer

8. Please provide any additional thoughts and considerations.

Questions Responses 295

8. Please provide any additional thoughts and considerations.

Enter your answer

9. Last question, if you were to name this park, what would you name it?

Enter your answer

10. If you would like to keep updated with the latest news regarding the park, please add your email below:

Enter your answer

+ Add new

Questions Responses 295

5. Which activities and features would you like to see at the proposed park at Waite Drive?

	High Priority	Medium Priority	Low Priority	Should NOT be included	No Opinion
Turf Area for Active Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gathering Area for Neighborhood Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-leash dog run	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Restroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-street parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Full or half court basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickleball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bocce ball court or other games	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lights on sports courts so they can be used at night	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children's playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor fitness stations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunities for public art displays	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paths for walking and jogging	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tree grove for shade	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Group picnic structure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Security lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
BBQ facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Community Meeting #2: Park Design Alternatives - June 15, 2022

The following images are notes that were taken on large post-it boards in front of the meeting to document comments from the public.

VISIBILITY FROM STREET
GRAFFITI ON FENCE
DOG RUN - SIZE, ALTERNATIVES
- DOG LOOP? PICKLEBALL?
- LEASH ONLY?
SEATING THROUGHOUT
LOOP AROUND DOG RUN
DOG RUN PREFERRED ✓
CONNECTION TO MHR ✓
UNIQUE PLAY ✓
↳ POSSIBLE NUISANCE

- PERIMETER CANVAS WALL
- TURF - HIGH WATER USE
- LOW WATER USE PLANTING
- WATER FEATURE
- NW CORNER TO BE TREATED SENSITIVELY
- DOG QTY AND NOISE
- ADDITIONAL POLICE PATROLS + SECURITY CAMERAS
- SYNTHETIC TURF AREA - MULTIPURPOSE
- RUNOFF FROM MHR - CISTERNS
- ICONIC TREES

- SAFETY AND SECURITY
- EXPLORATORY PLAY COULD BE DANGEROUS
- PREFER ONE ENTRANCE ON WAITE
- WOW FACTOR
 - LOCAL ART
 - CONNECTION TO LA MESA
 - ALT 2 PLAY

- SUSTAINABILITY
 - SOLAR
 - WATER CAPTURE + REUSE
- COLLABORATE WITH LOCAL ORGANIZATIONS + COMMUNITY

Community Meeting #4: Community Services Commission - September 14, 2022

The following images are notes that were taken on large post-it boards in front of the meeting to document comments from the public.

- Shrubs in front of fence
- Police cameras
- Planning cameras throughout park
- Benches - multiple benches along walking route
- Shade structure - could this be a solid covered structure
- Dry creek bed / Bio-retention basin will collect water for about 24 hrs after rain
- Fence along north extends past homes

- Bio-retention basin percolates water based on geo-technical report
- Proposing street trees to shade MHR sidewalk
- Rollerskating - have concrete be smooth (smoother joints)
- Basketball court be used for rollerskating activities
- Fuel tanks on property - 2012 site went through "Brownfield" cleanup
- Ground water issues on Waite Dr / Harris St. - allowing water to percolate might create problems. This will be cleared by geo-technical report. If there is concern a liner will be added to swale.

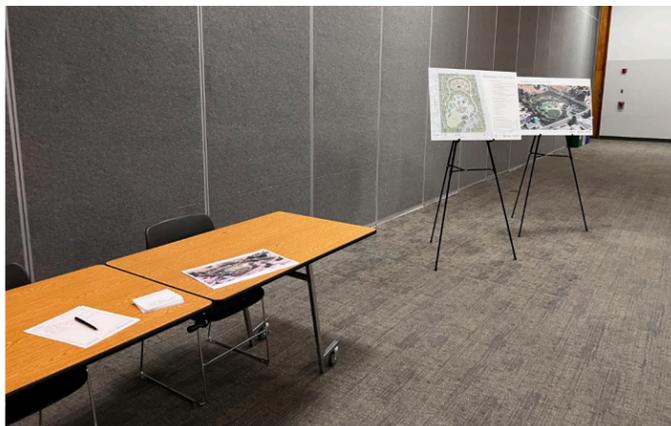
- Security concerns / Response of police to security issues - without being locked concerned about drug problems / inappropriate activity
 - ↳ providing plenty of activity in the park - "eyes on the park"
 - ↳ possible gate access
- How much money is secured for design / construction - currently funding for design only. Possible sources of funding are raising developer impact fees, grant funding, possible bond
- Appropriate channels for emails about the park relating to operations, security. parkatwaitedrive@gmail.com

- Site Resident Supervisor - looked into this but found not appropriate for this area. Possible for community-oriented supervising.
- Natural grass was preferred over synthetic turf
- Asking for additional shade where possible
- There will be drinking fountain and hydration station. Water also at dog run.
- Existing timbers onsite will mostly be used at Collier Park.
- Self-cleaning bathrooms
- Security cameras focused on park

- Self-cleaning bathrooms failed downtown
- Outlets for plugging in projector (near lawn)
- Extending walkway for exercise
- Playground and elevated ramp most expensive features of park
- Expected lifespan of wood elements - depends on type of wood used - plenty of options for longer lasting woods / composite materials
- Maintenance schedule for (at least 25 years) taking care of the park long-term.
- Water feature / water play - possible misters - anything more will be very expensive due to DEH regulations
- Resilient surfacing and Fibar used below playground
- Parking - 2 ADA spots along with 11 additional spots.

Community Services Commission Meeting: September 14, 2022

The following are pictures taken at the Community Services Commission public meeting presentation of the Master Plan



Sign-in sheet and welcome materials.



Introduction and presentation.



Post presentation discussions.



Q & A from in-person and online attendees.

Referenced Websites

- **City of La Mesa - cityoflamesa.us**
- **City of La Mesa, New Park at Waite Drive - [cityoflamesa.us/1693/New-Park-at-Waite Drive](http://cityoflamesa.us/1693/New-Park-at-Waite-Drive)**
- **City of La Mesa Climate Action Plan**
- **Earthscape - earthscape.com**
- **CRA - cramobility.com**
- **ExoFit - exo.fit**

Earthscape Play Equipment

The following are equipment pieces that are part of the Children's Playground and the Adult Fitness Area

Earthscape Playground

- **2-5 Nature Play Structures**
- **Log Tower 3**
- **30' Play Bridge**
- **Small Bridge to Log Tangle**
- **Presidio Wood Wall**
- **Retaining Wall for Climbing Structure**
- **Giant Rope Swing**
- **Single Bay Swing**
- **Log Pile 8.2 with Shade Sail**
- **Slide Platform 900 with Shade Sail**
- **Stepper Cluster L3**

Fitness Area

- **Fabric Shade Sail Structure - Fitness**
- **ExoFit ExoPod**
- **ExoFit 5113 Sit-Up Apparatus & Sign**
- **ExoFit 5114 Push-Up Apparatus & Sign**
- **ExoFit 5118 Beam Walk Apparatus & Sign**

Lighting Fixtures

The following are recommended manufacturers and models. See Figure 3.11: Preliminary Lighting Plan for layout and location of fixtures.

KIM LIGHTING

Type:
Job:
Fixture Catalog number:

25" Sign / Wall Lighter 4324 LED Series

Extruded Aluminum, PicoPrism™ LED
revision 9/9/15 • kl_4324led_series_spec.pdf

Approvals:

Date:
Page: 1 of 5

<p>Mounting Options: Ordered Separately from Fixture See page 2</p>	<p>Mounting Options: Ordered Separately from Fixture See pages 3-5</p>	
---	--	--

Specifications

ORDERING INFORMATION

Fixture	Light Engine	Length
<input type="checkbox"/> 4324P70 / 16L3KUV	37W, 16 LED's, 3000K	25"
<input type="checkbox"/> 4324P70 / 16L4KUV	37W, 16 LED's, 4200K	25"
<input type="checkbox"/> 4324P70 / 16L5KUV	37W, 16 LED's, 5100K	25"

UV = Universal Voltage from 120 to 277V with a ±10% tolerance.

Finish

- BL - Black
- DB - Dark Bronze
- GR - Verde Green

Housing: One-piece extruded aluminum with die-cast aluminum ends.

Swivels: Two, die-cast aluminum, with locking teeth and ½" solid brass NPT mount. Swivel locked by 7/16-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance.

Lens: Semi-diffused flat acrylic, fully gasketed, retained by a concealed extruded aluminum rail with recessed captive hex socket head fasteners.

Wiring: Factory prewired with No. 18AWM rated 105°C, leads extended from swivel base.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired. Electrical and optical modules attaches to housing with stainless steel hardware, accessible by removing the rail and lens. Driver is rated for -40°F starting and has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva DDTV, Lutron Nova NDTV and NTFV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming leads.

Optical Module: Each precision, replaceable PicoPrism is positioned to aim directly out the lens toward the task. The entire optical system fastens to the housing as a one-piece module.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powder coat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (GR) Verde Green.

Listed To: UL 1598¹ Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2 #250.0 Luminaires.

Warranty: Kim Lighting warrants 4300 Sign Lighter LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finishes, (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

Caution: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

¹Suitable for wet locations.

© 2015 KIM LIGHTING INC. • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

SCL2 Series

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Project: _____

Type: _____ Quantity: _____

The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction and unequal performance, the SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Using solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

TECHNICAL SPECIFICATIONS

<p>Solar Module:</p> <ul style="list-style-type: none"> High-efficiency monocrystalline cells Inconspicuously integrated into the top of luminaire Used for day/night detection (no photocell required) 	<p>LEDs and Optics:</p> <ul style="list-style-type: none"> 100,000 hour L70 lifetime LED Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available High-efficiency type 2, 3, 4, 4F, and 5, full cutoff optics Typical lumen output from 3000 to 3250 lumens Optional backlight shield Wildlife-friendly amber option available
<p>Solar Lighting Controller (SLC):</p> <ul style="list-style-type: none"> Microcontroller-based technology High-efficiency, Maximum Power Point Tracking (MPPT) battery charger Built-in high-efficiency LED driver Multiyear data logging Automatically manages lighting performance based on environmental conditions and lighting requirements Integrated into luminaire housing 	<p>Mechanical Construction:</p> <ul style="list-style-type: none"> Extruded and formed, low copper aluminum enclosure and mounting arm Stainless fasteners with security fastener option Architectural grade, super durable, TGIC powder coat Four standard colors with custom colors available
<p>Battery:</p> <ul style="list-style-type: none"> High performance lithium (LiFePO₄) Exceptional 10+ year lifecycle High temperature tolerance Contained within luminaire housing Designed for easy battery changes when required 	<p>Factory Set Lighting Profiles:</p> <ul style="list-style-type: none"> 11 standard duration profiles available Real-time lighting profile options available See lighting profile sheet for all options Lighting profiles and motion sensing options are field configurable with app Motion sensing capabilities optimize performance based on usage
	<p>Wireless Controls:</p> <ul style="list-style-type: none"> Easy-to-use interface via iOS smartphone app Configure and control lighting profiles Adjust dusk and dawn thresholds Motion sensing capabilities optimize performance based on usage

First Light Technologies Ltd. | www.firstlighttechnologies.com | info@firstlighttechnologies.com | 1.844.279.8754
SCL2: 70-0038 07 June 2021 | © Copyright First Light Technologies Ltd.

20' Parking lot light type 'SA'

IPL Series

SOLAR LED INTEGRATED ARCHITECTURAL AREA LIGHT

Project: _____

Type: _____ Quantity: _____

The IPL series solar LED luminaire is an ideal choice for architectural, commercial, recreational pathway and public space lighting applications. The self-contained, contemporary, rectilinear design smartly embraces modern solar power, adaptive control and LED technologies. With robust construction and unequal performance, the IPL series is an excellent fit wherever high-quality, full-cutoff lighting and minimal visual clutter is required.

Using solar power and LEDs, the IPL is completely self-contained and offers significant benefits over grid-based lights including:

- Cost-effective design that ships fully assembled and installs in minutes
- Wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

TECHNICAL SPECIFICATIONS

<p>Solar Module:</p> <ul style="list-style-type: none"> High-efficiency monocrystalline cells Inconspicuously integrated into the top of luminaire Used for day/night detection (no photocell required) 	<p>LEDs and Optics:</p> <ul style="list-style-type: none"> 100,000 hour L70 lifetime Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available High-efficiency type 2, 3, 4, 4F, and 5, full cut-off optics Typical lumen output from 800 to 1250 lumens Optional backlight shield Wildlife-friendly amber option available
<p>Solar Lighting Controller (SLC):</p> <ul style="list-style-type: none"> High-efficiency Maximum Power Point Tracking (MPPT) Micro-controller based technology Includes high-efficiency LED driver Multiyear data logging Integrated into luminaire housing Designed to automatically manage lighting performance based on environmental conditions and lighting requirements Potted weatherproof construction 	<p>Mechanical Construction:</p> <ul style="list-style-type: none"> Cast, low copper aluminum design Stainless fasteners with security fastener option Architectural grade, super-durable, TGIC powder coat Four standard colors with custom colors available
<p>Battery:</p> <ul style="list-style-type: none"> High-performance lithium (LiFePO₄) Exceptional 10+ year lifecycle High-temperature tolerance Contained within luminaire housing Designed for easy battery changes when required 	<p>Lighting Profiles:</p> <ul style="list-style-type: none"> 11 standard profiles options Real-time based lighting profiles available See lighting profile sheet for all options Motion sensing capabilities optimize performance based usage Lighting profiles and motion sensing options are field configurable with app
	<p>Wireless Controls:</p> <ul style="list-style-type: none"> Bluetooth low energy interface with iOS app Provide configuration and control of lighting profiles Adjustment over dusk and dawn thresholds Motion sensing capabilities optimize performance based on usage

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IPL: 70-0010 26 February 2021 | © Copyright First Light Technologies Ltd.

12' Pedestrian light type 'SB'

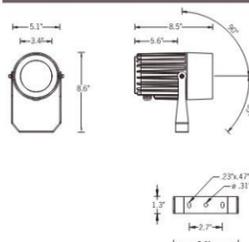
Lighting Fixtures

The following are recommended manufacturers and models. See Figure 3.11: Preliminary Lighting Plan for layout and location of fixtures.

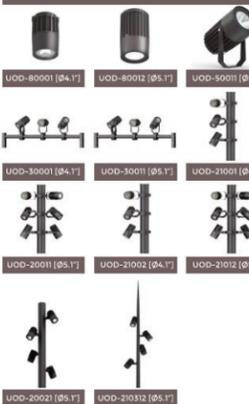
UOD-50001
Odessa 1 Small Floodlight



Diameter - 5.1" | Height - 8.6" | Weight 3.7 lbs
IP66+ Suitable For Wet Locations
IK07 - Impact Resistant (Vandal Resistant)



Odessa Product Family



7144 NE Progress Ct | Hillsboro, Oregon 97124 | 503.645.0500 | 503.645.0100 | www.ligmanlightingusa.com

LIGMAN LIGHTING USA

Construction
Aluminum Casting
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.
Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.
Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.
Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.
Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.
BUG Rating
B2 - U0 - G0
Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.
Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.
Hardware
Provided Hardware is Marine grade 316 Stainless steel.
Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.
Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.
Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80
Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Stylish adjustable projector range.
Naturally beautiful and unique contemporary family. Odessa packs a punch with an abundance of options and accessories.

The Odessa family of floodlights have a modern aesthetic design and are a perfect lighting solution for most small to medium size spotlight and floodlight requirements. The floodlights can be aimed and locked in place to highlight specific features or elements in the environment, as well as provide security when illuminating dark areas on campuses and parks.

This small and medium range of high performance LED floodlight luminaires provides a robust design for demanding applications such as recreational areas, public spaces and architectural structures.

The luminaire has integrated heat sinks to facilitate LED cooling, as well as an integral driver. The Odessa is available in Narrow, Medium, Wide and Very Wide light distributions. Color temperature 2700K, 3000K, 3500K and 4000K. Luminaire has optional accessories, such as a ground spike, visors, louvers, and linear spread lenses.

For non standard fixture variations, as well as specific reflector requirements and dichroic filters, please contact the factory. Two mounting options are available, namely yoke mount and 1/2" serrated locking system with a fully rotatable with locking screw option for after installation aiming.

Additional Options (Consult Factory For Pricing)




Trellis light 'SD'

Basis of Coordinates

The following is basis of coordinates and vertical control used to survey the site.



AGUIRRE & ASSOCIATES
PROJECT: Waite Drive Park
JOB # 178122

BASIS OF COORDINATES: (NAD83) (U.S. FEET)
THE BASIS OF COORDINATES FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6 (EPOCH 1991.35) BASED LOCALLY UPON THE FOLLOWING CONTROL POINTS PER RECORD OF SURVEY 16575.

STATION	NORTHING	EASTING	DESCRIPTION
28	1841557.819	6317148.094	BRASS DISC LS 6000 IN CURB INLET
44	1858060.736	6325340.243	BRASS DISC LS 6000 IN CURB

GRID BEARING BETWEEN STA 28 AND STA 44 = N 26°24'00" E.

VERTICAL CONTROL: (NGVD29) (FEET)
ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BASED LOCALLY UPON THE FOLLOWING CITY OF LA MESA BENCHMARK.

CONTROL POINT	ELEVATION	DESCRIPTION
3070G05-06	545.95	STANDARD 3 1/2" BRASS DISC SET IN COVERED MONUMENT IN CUL-DE-SAC ON CARBO CT, 240' NORTH OF HIGH ST.

Preliminary storm water quality assessment checklist

Below is an excerpt from the checklist form.



CITY OF LA MESA
DIVISION OF PUBLIC WORKS

"APPENDIX A" STORM WATER APPLICABILITY CHECKLIST

PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION
8130 Allison Avenue, La Mesa, CA 91942
Phone: 619.667.1166 • Fax: 619.667.1380

PROJECT DATA:

Owner's Name & Phone No: City of La Mesa

Address: 8130 Allison Ave, La Mesa, CA 91942 Permit No: _____

Project: Waite Drive Park Date Applied: _____

PROJECT SITE DATA:

- Area of the lot/parcel = 122,790 sf
- Existing impervious area = 1308 sf
- Impervious area after development = 27,020 sf
- Total area to be disturbed = 122,790 sf

a. Total disturbed area includes impervious area, construction material storage, staging area, graded slopes, new slopes and landscape areas.

Notes:

- The applicant may be required to submit WQTR or Standard LID Plan depending on the "Priority" as stated below.
- A Hydrology report may be required.

STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST

Complete the checklist to determine which permanent best management practices (BMPs) and which construction BMPs are required for your project for storm water. *This form must be completed and submitted with your permit application.*

PROJECT DETERMINATION CHECKLIST

	Yes	No
1. Is the project a new development that creates 10,000 square feet or more of impervious surface (collectively over the entire project site).	X	
2. Is the project a redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site which has 10,000 square feet or more impervious surface).		X

Rev 06/2016