

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

DPR (Department of Parks and Recreation) Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Parks	<p>The Department of Parks and Recreation (DPR) has reviewed the pre-application materials received by the County on September 8, 2014. The project is located within the Vista, Bonsall, Escondido, and Valley Center Local Park Planning Areas (LPPAs). The project includes 7 neighborhoods with a total of 2,135 residential units.</p> <p>DPR is providing the following comments as guidance in order to assist the project in meeting the many codes, regulations, and initiatives that apply such as the California Environmental Quality Act, the Park Lands Dedication Ordinance, DPR's Active Living Design Guidelines, the County General Plan, the County's Strategic Initiatives, and the County's Live Well San Diego Initiative.</p>	Informational	10/22/14	
1 - 2	Parks	<p>Parks and recreation facilities proposed in the project should strive to meet the recreational needs of the residents of this new development. In anticipation of the changing needs of the community over time, the park facilities should be laid out and designed to allow for flexible programming of the sites.</p> <p>Part of the County's "Safe Communities" and "Healthy Families" Strategic Initiatives is creating neighborhoods that are safe and healthy places to live, work, and play. To support this initiative, the park facilities should be located so that each neighborhood has park acreage that is accessible and that provides diverse opportunities for active living.</p> <p>For planning purposes, the County's General Plan describes the typical uses, sizes, and population served for Mini-Parks and Neighborhood parks. Also, the National Recreation and Park Association provides guidance as for the location of parks (e.g. mini-parks should be located within ¼ miles of residences, neighborhood parks should be located within ½ miles of residences).</p>	Informational	10/22/14	

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1 - 3	Parks	In line with the DPR's Active Living Park Design Guidelines, the main public park P1 should include elements to encourage diverse activity for all demographics, including facilities such as a backstop for informal pickup games, ball courts, and outdoor fitness equipment that would increase the diversity of uses.	The proposed design for Peak's Park includes a 2-acre open turf area to accommodate active play. The proposed joint-use field at the school in the Town Center also includes a large turf area and a backstop for little league play. Other parks include amenities such as children's play areas, circuit walks, fitness nodes, hiking trails, festival greens, and bike share facilities which will promote active lifestyles.	10/22/14	
1 - 4	Parks	The "Park and Trail Plan" provides locations, lengths, and cross section details of the trails. The formal proposal should also: a. Differentiate between trails and pathways (note that pathways are located within the public road right-of-way). b. Show proposed public trail easements c. Describe proposed maintenance responsibilities.	a. Trail labels have been revised to indicate either "trail" or "pathway". b. Public trail easements will be shown. c. Maintenance of secondary trails in the community will be HOA maintained. Maintenance options for other trails and pathways within public right-of-ways are being studied.	10/22/14	
1 - 5	Parks	Trail easements that run parallel to private roads (or public roads where the easement is outside of the right-of-way) should be wide enough to accommodate trail construction and maintenance (typically 12 - 20 feet wide). Also, the trail easement should be set back from the edge of the private road easement (or right-of-way edge if it is located along a public road) at least five feet to allow for landscaping, utilities, or other uses.	Proposed roads are all public. Trails that run parallel to roads will be pathways and will be located within the right-of-way.	10/22/14	
1 - 6	Parks	As a condition of approval of any development, the applicant shall dedicate land, pay fees in lieu thereof, or a combination of both, pursuant to the provisions of the County Park Lands Dedication Ordinance (PLDO) for neighborhood and community park or recreational purposes to serve future residents of such development. The acreage required by PLDO for the project will be calculated by taking the number of dwelling units proposed in each of the LPPAs and applying the square footage per PLDO Sec. 810.106. For the formal submittal, provide a table listing the number of residential dwelling units proposed in each Local Park Planning Area (LPPA).	Project includes a combination of public and private parks to achieve the PLDO requirements. PLDO calculations are included in the Specific Plan, Chapter 3 - Landscape Guidelines.	10/22/14	

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1 - 7	Parks	<p>The "Park and Trail Plan" provides locations and concept plans for park P1 and the charter school field.</p> <p>The formal submittal should include:</p> <p>a. Conceptual layouts for each proposed park in the Specific Plan with enough detail to show the general uses. On each concept plan, outline the "active recreational areas" as defined in PLDO Sec. 810.102. Items such as vineyards, equestrian staging areas, scenic overlooks, dog parks, drainages, and stormwater facilities (e.g. conveyance areas and detention facilities) would not count toward meeting PLDO requirements.</p> <p>b. A table that provides the gross and net acreages for each park site and whether a park site is to be public or private.</p> <p>DPR will work with the applicant to determine the areas that qualify as active recreation areas once additional information is provided with the formal submittal.</p>	<p>a. Concept layouts for each proposed park are included in the Specific Plan in Chapter 3 - Landscape Guidelines.</p> <p>b. PLDO calculations are included in Chapter 3 - Landscape Guidelines. Overlays of active recreation areas were submitted to Jill Bankston on 12/16/2014 for approval.</p>	10/22/14	
1 - 8	Parks	<p>Detention basins and large drainage features would not be accepted as part of a proposed public park. DPR would need to consider the design and location of small stormwater conveyance features (e.g. dry creek beds) to determine if the County would accept these areas as part of a public park site. These facilities would not count as active recreation areas and a maintenance entity other than DPR (e.g. HOA) would be required to maintain and operate these facilities.</p>	<p>Large detention basins are excluded from park area credit in the PLDO calculations. Maintenance options for basins and swales are being studied.</p>	10/22/14	
1 - 9	Parks	<p>Park sites and trail easements should be free of utility or other easements that would interfere with the intended use of those facilities. The Tentative Map shows easements crossing park P8 (sheet 6), P1 (sheet 11), and P9 (sheet 13). On the formal submittal, clarify if these easements are proposed to be removed/quitclaimed or if they are to remain. Also, identify any new easements that are proposed.</p>	<p>These easements are to remain. Any new easements will be shown on the project plans submitted to the County.</p>	10/22/14	
1 - 10	Parks	<p>Park P1 support facilities should include a larger public restroom, a maintenance building with office, and a designated storage area for goals and equipment.</p>	<p>The proposed amenities for Peak's Park include a private recreation building (approx. 5,000sf) and a separate restroom building with storage room (approx. 650').</p>	10/22/14	

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1 - 11	Parks	Concept plan for park P1 should show the proposed property line separating the public and private portions of the site. A table should be provided showing the separate acreages for the public and private spaces.	Public and private park boundaries have been indicated on the Parks & Trails Plan. The PLDO calculations, including gross area and net PLDO credit are included in the Specific Plan, Chapter 3 - Landscape Guidelines.	10/22/14	
1 - 12	Parks	The Terraces, Knoll and Summit neighborhoods do not include parks. The topography of the site and grade changes from neighborhood to neighborhood (post grading) would make walking to parks in other neighborhoods difficult. DPR would suggest including local park space within these neighborhoods.	Terraces - Per the Specific Plan Chapter 3, the Open Space designator "B" required 150 square feet of public open space for each multi family residential unit. These facilities will be provided as private open space areas and are not included in PLDO park credit. Knoll - Pocket parks, trail connections, and a loop pathway are proposed in the Knoll. Summit - A pocket park, trail connections, and a loop pathway are proposed in the Summit.	10/22/14	
1 - 13	Parks	To provide opportunities for physical activity and recreation, trails could be added in the retained natural summits in the Knolls and Summit neighborhoods leading up to the top of the hill peaks.	Trails have been added as indicated. See Park & Trails Plan.	10/22/14	
1 - 14	Parks	The park site at the Charter School would be considered as a "private park" facility because of the restrictions on public access to the site. Additionally, in order for the park to be consider as a PLDO park, the project should include some means of ensuring the park site will be developed and available for the community to use in a specified time frame or by a specified point in the development process. DPR can work with the applicant on determining conditions or other agreement to accomplish this requirement. Public parking and restrooms should be addressed in the final concept design for the park site.	Park site at charter school is proposed as a private park (half credit per PLDO). Conditions/agreements to ensure park availability to the public have not yet been determined. Shared parking will be available at the school site.	10/22/14	
1 - 15	Parks	Tentative Map (TM) Sheet 2 - Detail J2: Trail tread should be "out-sloped" and drainage swales that run between the tread and the up-slope should be avoided.	Comment noted. Trails shown on the tentative map will reflect this.	10/22/14	
1 - 16	Parks	TM Sheet 6 – Park P8: The site shows a storm drain outlet within the park. The drain, outlet, and downstream drainage would not be maintained by DPR.	Comment noted. DPW will maintain the drain, outlet, and downstream drainage.	10/22/14	
1 - 17	Parks	TM Sheet 6 – Park P7: Park P7 is shown on the Park and Trail exhibit, but not shown on the TM.	The Village Green will be added to the tentative map.	10/22/14	

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1 - 18	Parks	TM Sheet 8 – Park P4: Storm drains cross the site at various areas. For the formal submittal, storm drains should avoid crossing the park site and should not outlet into the park.	Storm drain easements are proposed where storm drains cross the park. Storm drains do not outlet into the park.	10/22/14	
1 - 19	Parks	TM Sheet 11 – Park P1: The multi-use trail runs along the opposite side of Sierra Parkway from the park site. For the formal submittal, show safe means of crossing the street from the trail to the park at both the east and west ends of the park.	The multi-use pathway has been revised to be on the same side of the street as the park.	10/22/14	
1 - 20	Parks	TM Sheet 11 – Park P1: The storm drain outlet appears to outlet in the southwest corner of the site in the area shown as a playground on the concept plan. For the formal submittal, this conflict should be addressed.	This park has been redesigned, and the storm drain does not outlet into a playground.	10/22/14	
1 - 21	Parks	TM Sheet 13 – Park P9: Given the grade changes and location away from the residential development areas, walking to Park P9 would be difficult. Parking and restrooms should be provided at this site.	Parking and electric bike share parking are proposed at Sierra Farms Park. A private recreation center is proposed at this location and will include restrooms.	10/22/14	
1 - 22	Parks	TM Sheet 14 – Park P10 - The trail coming off Camino Mayor at the staging area appears to run through a detention basin. The formal submittal should address this area.	This basin has been revised to allow for the trail connection.	10/22/14	
1 - 23	Parks	TM Sheet 14 – Park P10: Plans show pull-through parking and parallel parking. For the formal submittal, the staging area concept plan should include round pens and hitching posts for equestrian use, ADA parking, picnic areas, an area for a portable restroom, shade trees, and a trail head (i.e. open staging/gathering area before entering the trail). Round pens allow horses time to cool down and acclimate to the area. Trail heads and picnic areas provide a safe area for users to meet and stage trail use (outside of the parking and drive areas).	The equestrian staging area has been submitted to County Parks staff for review on 12/16/2014. Equestrian staging area includes 12' x 12' corrals, hitching posts, ADA parking, picnic areas, an area for a portable restroom, shade trees, a trail head with shade structure, and a water spigot and trough.	10/22/14	

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1 - 24	Parks	<u>On-Going Funding Mechanism:</u> The project will be conditioned to establish a funding mechanism, prior to approval of the Final Map, to cover 100% of the on-going costs related to operations and maintenance (O&M) of the public parks. Depending on the proposed mechanism, the developer may be required to provide "interim funding" for the period between when the County assumes maintenance responsibility and when the funding mechanism generates adequate revenue and cash flow to support the park O&M. Project conditions will reflect the requirement for the developer to establish a funding mechanism prior to Final Map approval.	A funding mechanism has not yet been finalized but will be determined prior to Final Map.	10/22/14	
1 - 25	Parks	<u>Park Site Plans:</u> Park Site Plans, which include detailed construction plans and specifications, will be required prior to construction (typically in conjunction with grading and landscape plans) and/or prior to Final Map approval. Public park layout and design must reflect DPR development standards. Final design and amenities will be subject to review and approval by the Director of DPR.	Informational	10/22/14	
1 - 26	Parks	<u>Land Dedication for Public Parks and Private Park Easements:</u> Public park sites will be dedicated to the County prior to Final Map Approval (or after the construction of the facilities if a secured agreement to improve the park has been executed). Easements or other forms of use restriction for private park sites will be required prior to Final Map Approval.	Informational	10/22/14	