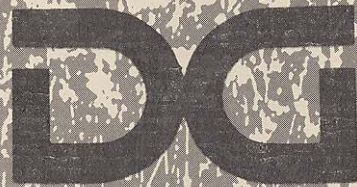


Rod McLeod Park

RECREATION DEVELOPMENT PLAN

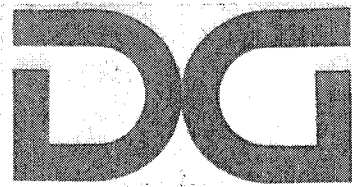


Dennis W. Gillespie, A.S.L.A.
& Associates, Incorporated

Rod McLeod Park

RECREATION DEVELOPMENT PLAN

CITY OF ESCONDIDO
COMMUNITY SERVICES DEPARTMENT



**Dennis W. Gillespie, A.S.L.A.
& Associates, Incorporated**

Landscape Architecture

5520 Ruffin Rd, Suite 201, San Diego, California 92123

(714) 292-7784

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Community Services Commission

Joseph Ovies, Chairman
Margaret McLeod, Vice Chairman
Dan Connors
George Ferrara
Sean Grady
Norma Hixson
Ray Lawrence
Jack Smith
Carol Thompson

City of Escondido Staff

Jack Anderson, Community Services Director
Sam Villalobos, Park Superintendent
Mike Adams, Public Works Director
Ron Anderson, Assistant City Engineer
Rolf Gunnarson, Director of Community Development
Bob Watts, Battalion Chief, Fire Department
Robert Wolford, Assistant Chief of Police

Community Groups and Other Agencies

Morningside Woods Homeowner's Association
Park Site Neighborhood Residents
San Diego Gas & Electric Co.
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TABLE OF CONTENTS

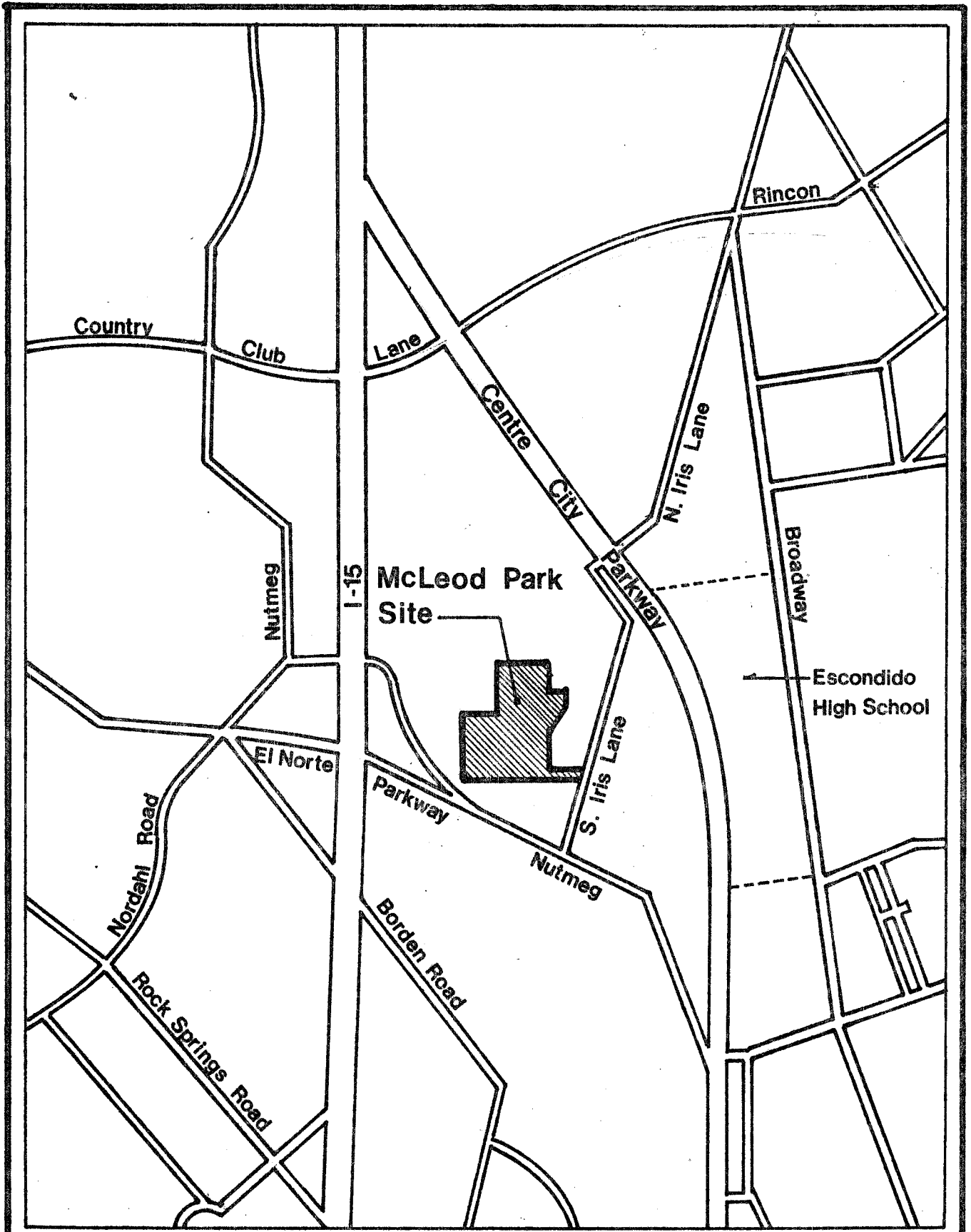
	<u>Page</u>
Acknowledgements	
Introduction	1
I. <u>Park Demand</u>	3
II. <u>Park Needs</u>	8
III. <u>Site Analysis</u>	13
Location	13
The Site	13
Economic Resources and Development	14
History	14
Population Characteristics	15
Topography	17
Soils	17
Hydrology	17
Flora	20
Fauna	20
Climate	21
Utilities	23
Traffic/Circulation	26
IV. <u>Program</u>	32
Relationship of Use Areas to the Site	33
V. <u>Alternatives</u>	35
Introduction	35
Alternative A	35
Alternative B	39
Alternative C	42

	<u>Page</u>
Summary of the Alternatives	44
Alternative A-1 and A-2	46
VI. <u>Recreation Development Plan</u>	49
VII. <u>Design Guidelines</u>	52
Roads and Parking	52
Paving	52
Trails	52
Picnicking Area	53
Tot Lot Area	53
Fences	53
Lighting	53
Planting	54
Irrigation	58
VIII. <u>Implementation</u>	59
IX. <u>Bibliography</u>	61

INTRODUCTION

The idea of developing a park west of South Iris Lane between El Norte Parkway and Center City Parkway first occurred in 1972, see Figure I. At that time, San Diego Gas and Electric Company, offered to the City of Escondido several parcels of contiguous land, if it were to be developed for recreational purposes. A further stipulation was that no hinderance to present and future power transmission line establishment, along a retained 300' utility easement, could result. The site, one of the higher points of land in the area, immediately surrounding the City of Escondido, affords good views of the City's downtown area and surrounding countryside. As a "Vista Point Park", it is an ideal site to develop for the benefit of not only surrounding residents, but for all the residents of the Escondido area.

On March 25, 1980, the City of Escondido mailed requests for proposals to undertake the master planning for the Park. In August of 1980, the Landscape Architect Design/ Planning Firm of Dennis W. Gillespie, A.S.L.A. and Associates, Incorporated, was retained to provide the master planning services to the City. This report is the net result of significant research, numerous alternatives and much discussion with the public, through public meetings, the Community Services Commission, San Diego Gas and Electric Representatives, Community Services Staff, and the staff of other City of Escondido Departments.



McLeod Park
Vicinity Map



Figure
I

I. PARK DEMAND

The goals and objectives of the City of Escondido, as they relate to parks and recreational facilities, are statements of intent well within the City's expectations of achievement. These goals and objectives may be simply summarized to:

Establish a system of parks, recreational facilities, trails, paths, and other open spaces throughout the Escondido sphere of influence for the enjoyment and use of all segments of the population. To this end, the following policy statements applicable to parks were adopted:

- Create a park and recreation system that includes a sufficient diversity of areas and facilities to serve efficiently a population with varied characteristics, needs and interests.
- Locate and design park, recreation, and open space uses to protect and enhance surrounding environments and property values. Large parking lots, active recreation areas, and activities requiring night lighting shall be screened or located so as to create no nuisances for adjoining neighbors.
- Make provisions for bicycling and walking throughout Escondido. Subdivisions, new streets, parkways and greenways should be designed to foster the pleasant and safe movement of people who bicycle or walk. Preserve the open space nature of the hills

- surrounding the study area to provide the area with a pleasant environment and character.

At the present time the City owns 2,121.6 acres of park land; however, only 495.6 acres have been developed for recreational use. Of these 495 plus acres, 299 acres are water surface at Wohlford and Dixon Lakes. In addition to these two recreation lake areas, the City has nine other park sites developed. See Figure II. Only three of these other parks function as neighborhood parks; El Norte Park, Westside Park, and the Elmwood Park. Many of the activities normally handled by the neighborhood park are now being accomplished through facilities owned by the Elementary School District. Additionally, Felicita Park, owned by the County of San Diego, serves the southern portion of the City as a community park.

The following is a listing of existing park facilities:

- Kit Carson Park is a 285 acre regional park containing ball fields, tennis courts, a future community building, and other appropriate recreation facilities including picnicking. 65 acres of the park have been developed to date.
- Grape Day Park is a 21 acre, fully developed, city wide park. Facilities include softball fields, performing area, picnic areas, swimming pool, and playground equipment. Also included are significant historical buildings along heritage walk.
- Washington Park is a fully developed 11 acre city wide park. Facilities include a 25 yard swimming

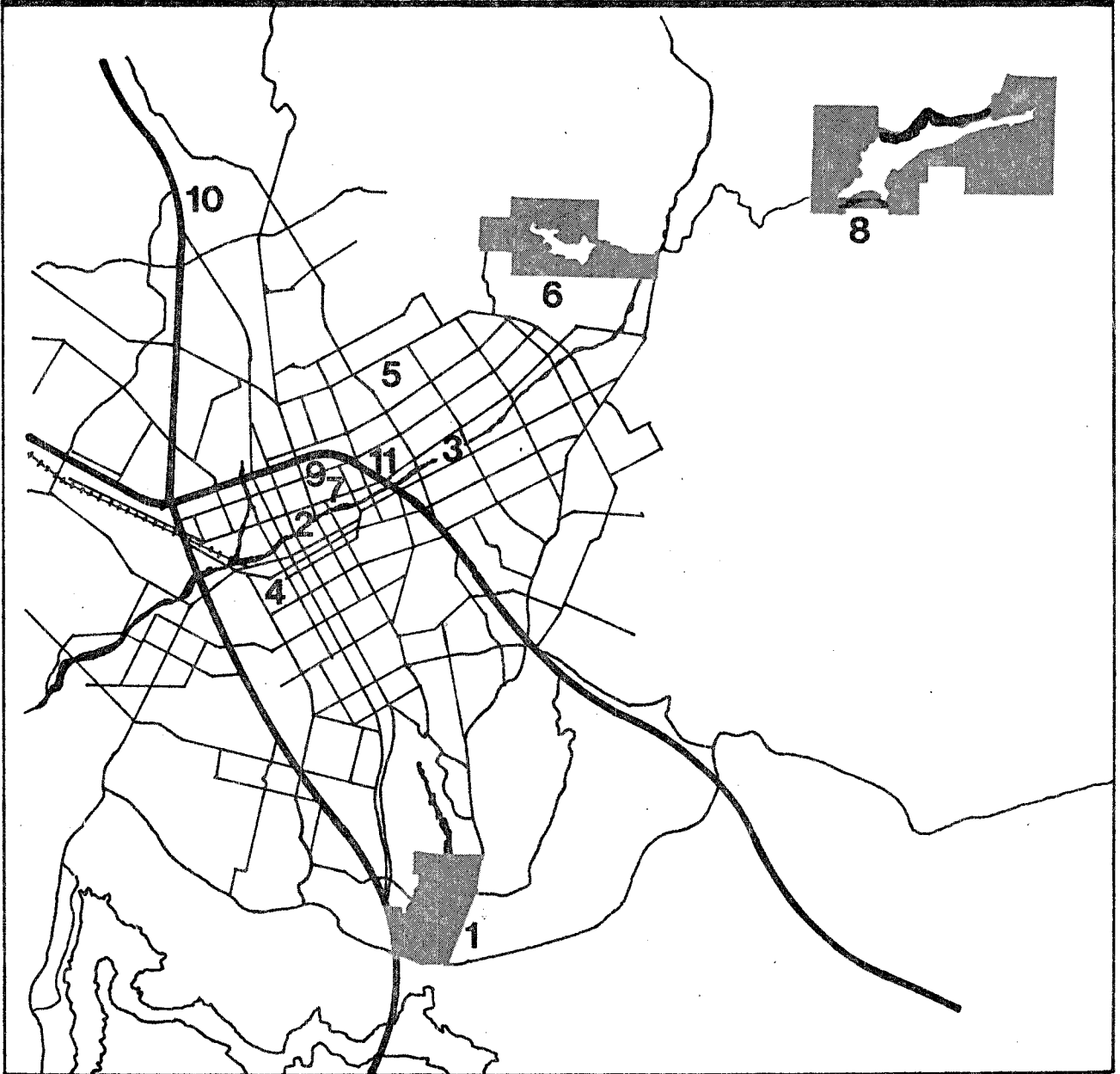
- pool, tennis courts, ball fields, basketball court, a recreation building, picnic areas and playground equipment.
- Westside Park is a 2.3 acre neighborhood park. Its facilities are limited to a basketball and volleyball court, handball wall, picnic area and playground equipment.
 - El Norte Park, like Westside Park, is a small neighborhood park comprising 2.5 acres. Facilities include a picnic area and numerous pieces of playground equipment.
 - Dixon Dam is a 527 acre regional recreational facility. Presently 75 acres of the park are developed, including 45 camp sites and picnicking areas. The lake, 70 acres in size, is used for boating and fishing.
 - Joslyn Senior Center is located on a 3.0 acre site. In addition to the Center, there are numerous shuffleboard courts and a picnic area.
 - Lake Wohlford is a 1,200 acre regional recreational facility. At the present time only 5.0 acres of the site have been developed. The park has 224 acres of water surface and is primarily for fishing.
 - The Youth Activities Building and play area is 5.0 acres in size and is considered a city wide facility. In addition to the recreation building, there are picnic areas and playground equipment.
 - Jesmond Dene Park is the City's newest park and

- 、 is presently under construction. Nine acres of the 35 acres available are serviceable for recreational activities at this time.

- Elmwood Park is a neighborhood park, 2.8 acres in size. One of the newest parks in the City, it has areas for picnicking, open play, and playground equipment.

LEGEND

- | | |
|-----------------------------|------------------------|
| 1 Kit Carson Park | 7 Joslyn Senior Center |
| 2 Grape Day Park | 8 Lake Wohlford |
| 3 Washington Park | 9 Youth Activity Area |
| 4 Westside Park | 10 Jesmond Dene Park |
| 5 El Norte Park | 11 Elmwood Park |
| 6 Dixon Dam Recreation Area | |



McLeod Park

Existing Parks



Figure

II

II. PARK NEEDS

The National Parks and Recreation Association recommends 5 acres of park area per 1,000 population. The Southern California Association of Governments (SCAG) report, "An Outdoor Recreation Plan and Capital Improvement Program" suggested standards, "Priority Tools", to assist governmental agencies in establishing priorities for urban park and "natural form" recreation land. The priority tools for urban parks were 2.5 developed acres/1,000 population and 25 "natural form" or undeveloped acres/1,000 population. The City of Escondido Open Space Element has established the standard of 10 acres/1,000 population for regional facilities.

In terms of regional parks, the City of Escondido is presently well provided for; however, in terms of local parks, there is a current need and a continuing need for the future. Table 1 shows the existing park acreage for the City of Escondido/1,000 population in 1980 in comparison with those acreages recommended by the previously mentioned governmental agencies.

The City of Escondido is deficient in its park acreage according to most of the standards established. In 1980, according to the National Park and Recreation Association, the City is not deficient in park acreage but has an overage of 1,798 acres. In the year 1990, if no new parks are built, there will still be an overage of 830 acres. This standard, however, makes no distinction between local and regional parks, developed or undeveloped. As previously mentioned, the Southern California Council of Governments Standard

delineates the amount of park acreage necessary into the two categories: (1) developed urban parks, and (2) natural form. According to their standards, the City of Escondido is deficient in developed urban parks by 108 acres. That deficiency will be 358 by the year 1990. At the present time the City of Escondido has approximately 415 acres, more natural form park area than the standard suggests. However, if population projections are accurate, the City will be short 2,085 acres in the year 1990. The County of San Diego and local City standards also separate park acreage. These categories are 1) local parks, and 2) regional parks. The County/City standards take into account outlying residences considered in the Escondido sphere and population and existing park opportunities immediately available to Escondido residents. These standards are more appropriate and should be used as an ultimate guide. According to the standards, the City of Escondido is short of local parks by 613 acres in 1980. However, the regional park system has a surplus of 1,060 acres.

By the year 1990, for the Escondido sphere, if current population projections hold, the City will be short 1,604 park acres for local parks and even short of regional park land by 425 acres. The unofficial 1980 census figures of 65,800 residents were used for 1980 and the County of San Diego population projection of 166,000 residents in the area were used in the 1990 comparisons. Table II is a summary of park and open space available in the City of Escondido.

TABLE I

	1980 PARK			1980 REGIONAL		
	STANDARD (ACRES)	STANDARD ACREAGE/1000 (ACRES)	ACTUAL (ACRES)	STANDARD (ACRES)	REQUIRED (ACRES)	ACTUAL (ACRES)
City of Escondido	5.0	330	2,122	-----	-----	-----
National Park and Recreation Association						
Southern California Association of Governments	2.5	165	56.6	25	1,650	2,065
City of Escondido	10.0	670	56.6	15	1,005	2,065
1990 PARK						
	1990 REGIONAL			1990 REGIONAL		
	STANDARD (ACRES)	REQUIRED (ACRES)	ACTUAL (ACRES)	STANDARD (ACRES)	REQUIRED (ACRES)	ACTUAL (ACRES)
City of Escondido	5.0	830	2,122	-----	-----	-----
National Park and Recreation Association						
Southern California Association of Governments	2.5	415	56.6	25	4,150	2,065
City of Escondido	10.0	1,060	1,604	15	2,490	425

TABLE II
PARK AND OPEN SPACE LAND (1980)

<u>REGIONAL PARKS</u>	<u>ACRES</u>	<u>DEVELOPED</u>	<u>UNDEVELOPED/OPENSACE</u>
Kit Carson Park	290	65	225
Dixon Lake	527	75 water surface 70 land	382
Lake Wohlford	1,200	5 land 224 water surface	971
Total:	<u>2,017</u>	<u>439</u>	<u>1,578</u>
<u>Other</u>			
Grape Day Park	21.0	21.0	
Westside Park	2.3	2.3	
Washington Park	11.0	11.0	
Joslyn Sr. Center	3.0	3.0	
Youth Activity Building	5.0	5.0	
El Norte Park	2.5	2.5	
Jesmond Dene Park	35.0	9.0	26
Rock Springs	4.0	0	4
Elmwood Park	2.8	2.8	
McLeod Park	<u>18.0</u>	<u>0</u>	<u>18</u>
Total:	104.6	56.6	48

It may be assumed, after analyzing the data, that there is a need for more park land in the City of Escondido. This fact is especially applicable to local community and neighborhood parks. However, if population trends continue, even the City's large regional park acreages may become deficient. Rod McLeod Park is located in what is considered a priority park development area.

The requirements as laid out by SDG&E that the City develop a park plan for the Rod McLeod Park site by January 1, 1982 and start construction within a year, heightens the parks priority. Although the park is 18 acres in size, normally considered large for a neighborhood park, the amount of usable land and resultant views this affords, dictates that like Grape Day and Washington, this park, be considered as a neighborhood facility with city wide use. The nature of the area and its population, see Table III, makes Rod McLeod Park an opportune site for a passive park alleviating some of the City's park needs and demand while retaining a finer resource.

III. SITE ANALYSIS

The following analysis of the site is necessary in order to determine the physical characteristics of the Rod McLeod Park site and surrounding area. This information provides background material which will prove useful in making planning and design decisions for the Park. Combined with need and resource information, development opportunities for the site may be determined and located.

Location

Rod McLeod Park is located in the County of San Diego, bordering on the Northwestern City Limits of Escondido. The land is in a rural residential area and is bordered by El Norte Parkway to the south and South Iris Lane to the east. A strip of land 90 feet wide runs from South Iris Lane to the park site. This is a possible access point. This access point is approximately 730 feet north of the intersection of South Iris Lane and El Norte Parkway. Interstate 15 is 600 feet west of the site. See Figure I.

The Site

The park site is approximately 18 acres in size and due to the severe elevation changes on the parcel, its high point at 810 feet commands a panoramic view of the City of Escondido and the surrounding countryside. As mentioned previously, the Park is located in a predominantly large lot, single family, residential area. However, the surrounding vacant parcels have been planned for development. See Figures III and IV for the generalized land use and zoning of the area. The intersection

of El Norte Parkway and Interstate 15, just a few hundred feet from the southwestern boundary of the Park, is planned for commercial development, as is the El Norte Parkway/Center City Parkway intersection to the southeast. The east side of Iris Lane is presently being developed as multiple residential condominiums and the area to the west, across Interstate 15, will soon be subdivided and built upon. Escondido is a rapidly growing area and this portion of the City and adjacent County will soon assume a large amount of the growing development.

Economic Resources and Development

All land use trends of the past twenty-five years seem to indicate a continual removal of agricultural land in active production. It is, of course, accommodating residential uses associated with urban expansion. It was projected at one time that this urban expansion would eventually decrease, along with the decreasing birthrate of the 1970's. However, the population of Southern California is continuing to grow at phenomenal rates due to the influx of people from the colder parts of the United States. Additionally, with water becoming more and more scarce, agricultural land is being converted at an even greater rate than ever known before.

The City of Escondido is not being overlooked and it is predicted that population growth will continue at phenomenal rates as suitable, developable land, closer to San Diego proper, becomes more scarce.

History

The area surrounding and including the present City of

Escondido was first settled by early Californians. These people were of Spanish ancestry and colonized Ranchos granted them as loyal subjects by the King of Spain. Most notable of these early Californians was Juan Bautista Alvarado. In 1843 he received a land grant known as Rancho del Diablo, which includes the City of Escondido, from Governor Manuel Micheltoeren, who represented the Spanish crown. Alvarado sold the Rancho to Judge Oliver Witherby in 1857. The latter offered to sell the land in 1860 for \$30,000, but apparently had no takers as he continued to operate in until 1868. Escondido was a semiarid area then and most of the landowners and lessees raised sheep.

The Escondido Land & Town Company purchased the Rancho in 1886. The Company laid out the town site, divided the valley into small farms, dug wells, constructed a reservoir, gave property for a church, built a 100-room hotel, chartered a bank, welcomed a newspaper and induced the Atchison, Topeka and Santa Fe Railway to extend a branch line from Oceanside. There was even a streetcar line from the Santa Fe Railroad Station to the large, beautiful hotel.

The City was incorporated on October 8, 1888. The original City was made up of 1,854.29 acres and remained that size until 1951. There are now approximately 13,000 acres in the City with a population of 65,800 (population based upon preliminary 1980 census).

Population Characteristics

Population characteristics of the City of Escondido and the census tracts included within and immediately surrounding the park site are derived from a special census conducted in 1975.

TABLE III

POPULATION CHARACTERISTICS

<u>INDEX</u>	<u>CENSUS TRACT 203.01</u>	<u>CENSUS TRACT 203.02</u>	<u>CITY OF ESCONDIDO</u>
Population	829	1,149	49,197
Median Age	62	60	30
Total Dwelling Units:	492	521	19,723
Single-Family	456	134	10,345
2-4 Units	36	15	2,026
5 or more units	0	3	4,279
Mobile Home Units	0	369	3,073
Percent of Dwelling Units Vacant	20.53	1.54	----
Population Per Household	2.12	2.24	2.65
Median Income	\$10,000-\$14,990	\$7,000-\$9,999	\$10,000-\$14,000
Unemployment Rate	8.02%	9.72%	unavailable

What is most significant of the above figures is the growth of population from 1975 (49,197) to 1980 (65,800) and the average resident age for the City as a whole of 30 years and in the park area, 60-62 years. The population is rapidly growing, but this area presently is serving the needs of the older, more passive park oriented individual.

Topography

The park site and City of Escondido is located in the Escondido basin, a broad valley surrounded by rolling hills and mountains. The rolling hills create slope conditions which vary from slight to severe. These rolling hills and other variances in the topography also present a wide variety of soil conditions ranging from deep alluvial soils in the drainage courses and streams, to thin soils and exposed rock at higher elevations. The park site is one of the many rolling hills. It has a grade differential of 105 feet over the site. The center of site is the highest point, elevation 810. The site slopes severely to the east, west, and south from this point. The slope is less severe to the north, where it is gently rolling at less than 10%. The eastern slope is varied from 16 to 20 percent, the western slope from 15 to 25 percent. The southern slope, the steepest, is 30 percent. Soils on these slopes vary in depth from 20" to 42" with rock outcroppings over some of the area. There are two soil types located on the park site: Escondido Very Fine Sandy Loam and Vista Coarse Sandy Loam.

Soils

Escondido Very Fine Sandy Loam is located on the southern portion of the site. This soil

is moderately deep (20-34 inches), well-drained very fine sandy loam formed from on site material, metamorphosed sandstone, weathered in place. Due to the steepness of this soil type, 15-30 percent, though well-drained, the soil is highly erodible and often considered a hazard. Included within this soil are some traces of Fallbrook soils, Vista soils, and Friant soils.

This soil normally supports naturally, Filaree, Ripgut Brome, California Sagebrush, wild oats, and annual grasses. It is mainly used for range and citrus production, occasionally small acreages are in Grain Hay.

Vista Coarse Sandy Loam

This is the predominant soil type on the site and covers most of the central portion of the Park. This soil is moderately deep and was formed from Grandodiorite or Quartz Diorite. Like the Escondido Very Fine Sandy Loam, this soil is moderately steep, though well-drained, it still has a medium to high runoff factor, thus erosion potential is also medium to high. Other soils found in this soil type are small areas of Fallbrook and Cineba soils. This Vista soil is normally used for avocados, citrus, and grazing.

Interpretation of these soil types to recreational use was accomplished by the Soil Conservation Service using a limitation rating system of: none to slight limitation, moderate limitation, and severe limitation. The factors utilized to determine these limitations were:

1. Drainage.
2. Water table during season of use.
3. Flooding during season of use.
4. Permeability.
5. Slope.
6. Surface layer texture.
7. Depth to bedrock.
8. Gravel and cobbles on surface.
9. Stones on surface.
10. Rocks on surface.

These limitations were then applied to the soil type for various uses. The two recreational uses rated that would be contemplated for the Rod McLeod Park are picnicking areas, paths and trails.

The Escondido and Vista soil types located on the park site rate both picnicking and paths and trails as severe limitation. By researching the limiting factors more closely, they indicate that the reason for the limitation rating is primarily based upon steepness of slope; therefore, this generalized rating is not applicable to Rod McLeod Park due to use location being based upon a more specific site analysis and the major emphasis on view potential of the site inherently requiring steep terrain. All other factors considered, these soils are highly acceptable for these two uses.

Hydrology

If grading on the site is minimized, there should be no significant on site drainage or flooding problems. There is however, a constant drainage problem along South Iris Lane. A 30" to 36" storm drain to El Norte Parkway and beyond will be necessary in the future. The development of the Park will probably necessitate that this storm drain system be built across the park entry. This will not solve the problem that already exists on South Iris

Lane; however, the Park should not add significantly to the problem.

Flora

The park site has been used for numerous agricultural purposes over recent years and was, until recently, a residential property. The major vegetation on the site is a variety of weeds, grasses, shrubs and trees: Eucalyptus, California Pepper, Date Palm and a variety of fruit trees. The latter trees remain from when the site was cultivated as an orchard. None of the fruit trees are worth preservation.

Most of the site is open and composed of wild oats, mustard, Brome grasses, and an assortment of broad-leaved weeds. As mentioned previously, due to disturbances by man, these plants dominate. Their major value to the site is the control of erosion, however, much of the site is successfully utilized for grazing.

None of the plant species located on the site is classified as rare or endangered.

Fauna

The open areas produce large numbers of insects which in turn are a source of food for a variety of birds. Birds predominate the wildlife of the site. Western Meadowlark, Berwick's Wren, Cliff Swallow, and Goldfinches have been observed in the area. The wetland area across El Norte Parkway and the Eucalyptus groves just west of the site provide additional foraging for birds as well as roosting sites. Other birds that could

be expected to utilize these habitats would be:

- | | |
|----------------------|--------------------------|
| 1. Cattle Egret | 1. Brown Rowlee |
| 2. Green Heron | 2. House Finch |
| 3. Killdeer | 3. House Sparrow |
| 4. Redwing Blackbird | 4. Mockingbird |
| 5. Spotted Sandpiper | 5. Yellow-Rumped Warbler |

Mammals observed within the vicinity of the site, other than domestic animals, include the California Ground Squirrel, Opossum, Cottontail, Pocket Gopher, several species of mice and rats, raccoon, and skunks. None of the birds or animals previously mentioned are listed as rare or endangered by the California Department of Fish and Game.

Climate

The park site is located in the citrus zone; a generally mild climate zone. This zone is typified by warm, dry summers and mild winters, making it one of the more attractive areas in California. Rainfall is moderate, averaging 13.49 inches per year, with 92 percent of the annual rainfall occurring from November to April. The high temperature varies from 66.9° in January to 88.5° in August. Prevailing ocean breezes are responsible for these rather mild temperatures of the Escondido area. See Table IV.

TABLE IV
TEMPERATURE AND PRECIPITATION DATA

<u>MONTH</u>	<u>TEMPERATURE</u>			<u>TEMPERATURE</u>			<u>PRECIPITATION</u>
	<u>MEAN HIGH</u>	<u>MEAN LOW</u>	<u>MONTHLY MEAN</u>	<u>HIGHEST</u>	<u>LOWEST</u>	<u>TOTAL (INCHES)</u>	
January.....	66.9	37.8	52.4	86	23	1.67	
February.....	67.2	40.4	53.8	92	28	2.30	
March.....	68.3	42.7	55.5	89	29	2.07	
April.....	73.1	46.6	50.9	97	35	1.71	
May.....	75.6	51.1	63.3	97	39	0.24	
June.....	80.1	55.0	67.6	96	41	0.07	
July.....	87.8	58.5	73.1	105	47	0.07	
August.....	88.5	61.1	74.9	103	50	0.05	
September.....	84.8	57.6	71.2	105	45	0.39	
October.....	80.2	52.0	66.1	101	38	0.31	
November.....	71.3	44.2	57.8	93	25	2.26	
December.....	67.3	39.6	53.5	89	26	2.35	
Year.....	75.1	48.9	62.4	105	23	13.49	

Source: National Weather Service - Natural Resources Annual Report
 for years 1958-67, County of San Diego.

Utilities

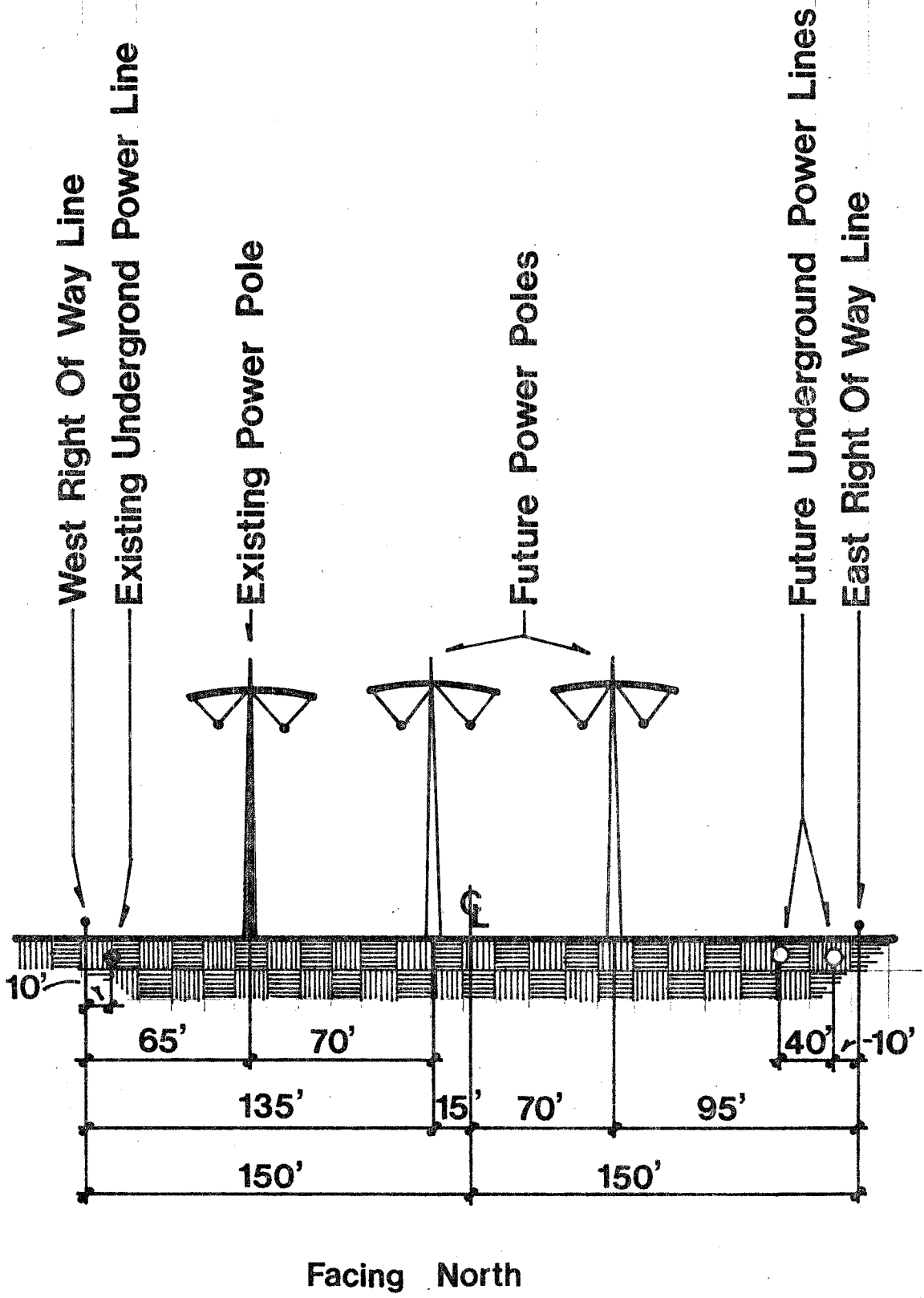
Traversing the project site is a 300' San Diego Gas and Electric (SDG&E) easement. There is presently one underground 69KV line approximately four feet deep and one overhead 230 KV line. SDG&E is to construct two more 230 KV overhead lines and two 69 KV lines. These latter lines could either be above or below ground. See Figure V.

Due to the terrain of the site, the transmission line in some instances will be at its minimum above ground height of 30'. A clearance distance of 17' is required around the lowest line. Due to the future configuration of additional powerlines, a significant impact on tree location, type, and size results. Further, any overhead structure, lighting poles, and the like would be effected. No habitable structure, such as a restroom, is allowed within the 300' easement.

A 12' road or access easement is required to service the power lines. The access easement may be utilized open space due to the infrequency of power line maintenance. A clear 12' access must be available to 180 degrees of the transmission pole. This will allow a maintenance vehicle to pull up along side the pole and provide direct access to the required 5' work zone. See Figure VI. Any fencing around the site must be non-continuous with different fence sections grounded.

Water and Sewer:

Water and sewer is not available on the park site. City water is available at South Iris Lane and along the North Park boundary.

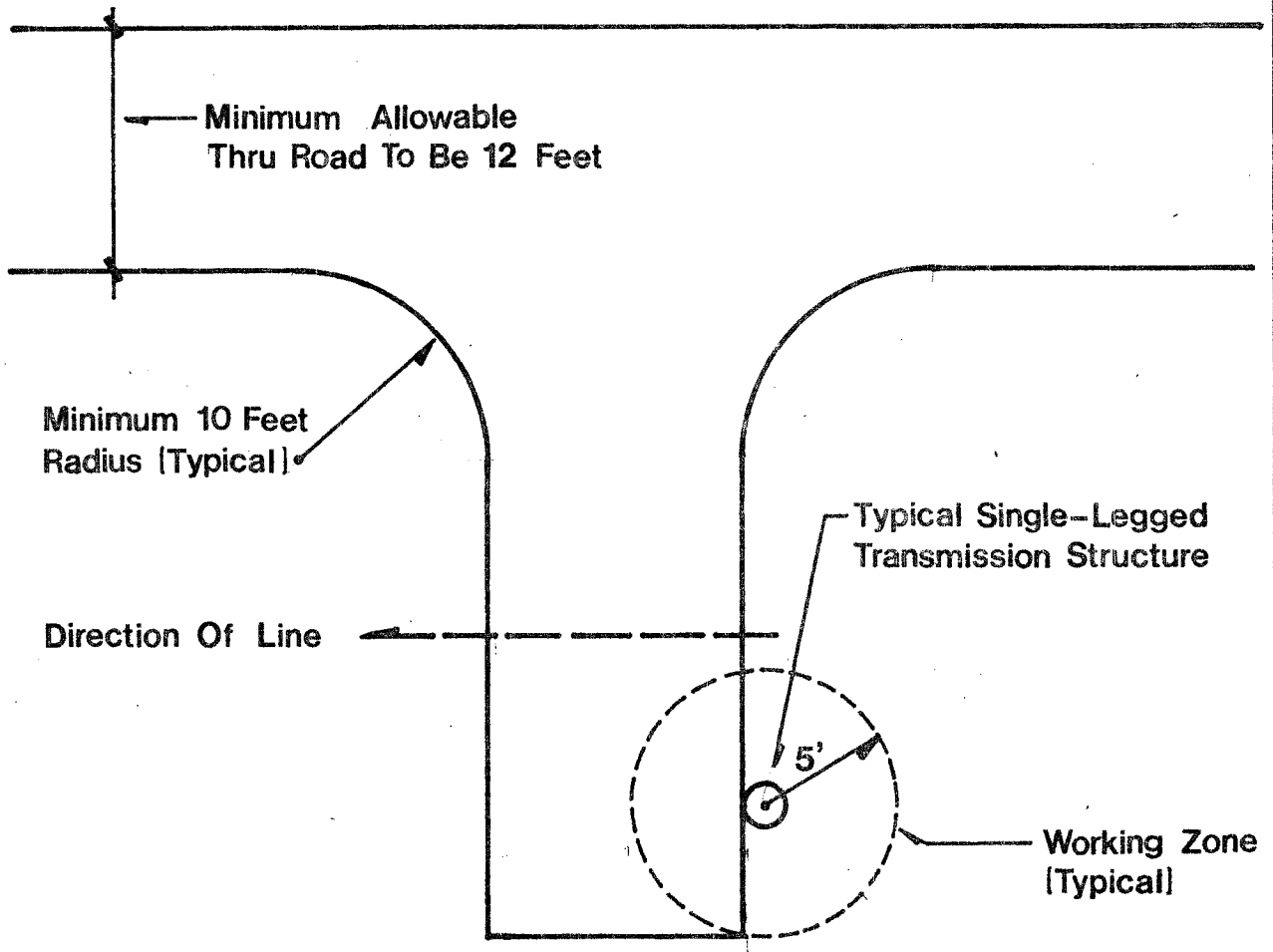


McLeod Park

SDG & E Easement - Section

Figure

V



NOTE: THESE REQUIREMENTS ARE NEEDED TO INSURE MAINTENANCE WORKMEN AND VEHICLES CAN SAFELY SERVICE STRUCTURES.

- 1) PERPENDICULAR ACCESS, VIA A STUB ROAD, IS REQUIRED WHEN THRU-ROAD IS MORE THAN 10 FT. FROM CENTER LINE OF TRANSMISSION STRUCTURE.
- 2) STUB ROAD IS TO CONTINUE A MINIMUM OF 5 FT. BEYOND STRUCTURE.
- 3) WORKING ZONE OF 5 FT. RADIUS FROM STRUCTURE IS TO BE CLEAR OF ALL OBSTRUCTIONS.

McLeod Park

Access Road Requirements

Figure

VI

Neither of these water lines, however, are considered to be capable of providing sufficient flow for fire protection. A 20 inch water line is located in South Iris Lane that could be used for this purpose. The nearest public sewer is approximately 2,100 feet to the east of the Park. When Tract 339C is developed, this distance will be cut to 1,100 feet due to the necessary extensions required to service that tract. It is the City Engineer's recommendation to build the restroom facility on the east side of the park so that a gravity feed system could be used if the sewer is extended. This would limit the location of the restroom facility because it cannot be within the powerline easement which runs along the eastern boundary of the Park.

Traffic Circulation

The park site is situated in a rural-residential area north and west of downtown Escondido. The roads surrounding the project are Interstate 15 to the west, Center City Parkway to the north, El Norte Parkway to the south, and to the east, also providing access, is South Iris Lane. There is direct access available to El Norte Parkway; however, this point of access should not be used due to traffic safety reasons and grading constraints.

Interstate 15 is a major freeway and is completed to freeway standards. It provides for excellent regional access to the Park; however, the park site is not of regional importance. It is doubtful that many park users would utilize Interstate 15 to get to or from

the Park.

Center City Parkway is a major four lane divided road. Separate left turn lanes are provided at the South Iris Lane intersection. El Norte Parkway, located south of the Park, with access to Interstate 15 and Center City Parkway, is a two-lane east-west arterial. It is designated as a "Major Road" in the Escondido Circulation Plan. Presently, the road varies from four lanes to two. As a "Major Road" it will be improved to four lanes. The southside of the road at the Rancho Escondido Trailer Park has already been improved. This is directly opposite the intersection of South Iris Lane.

South Iris Lane is a rural-residential street and is classified as a Local Collector on the City's Circulation Element. Although South Iris Lane is presently in very poor condition and is plagued with drainage problems, it provides the only reasonable access to the Park.

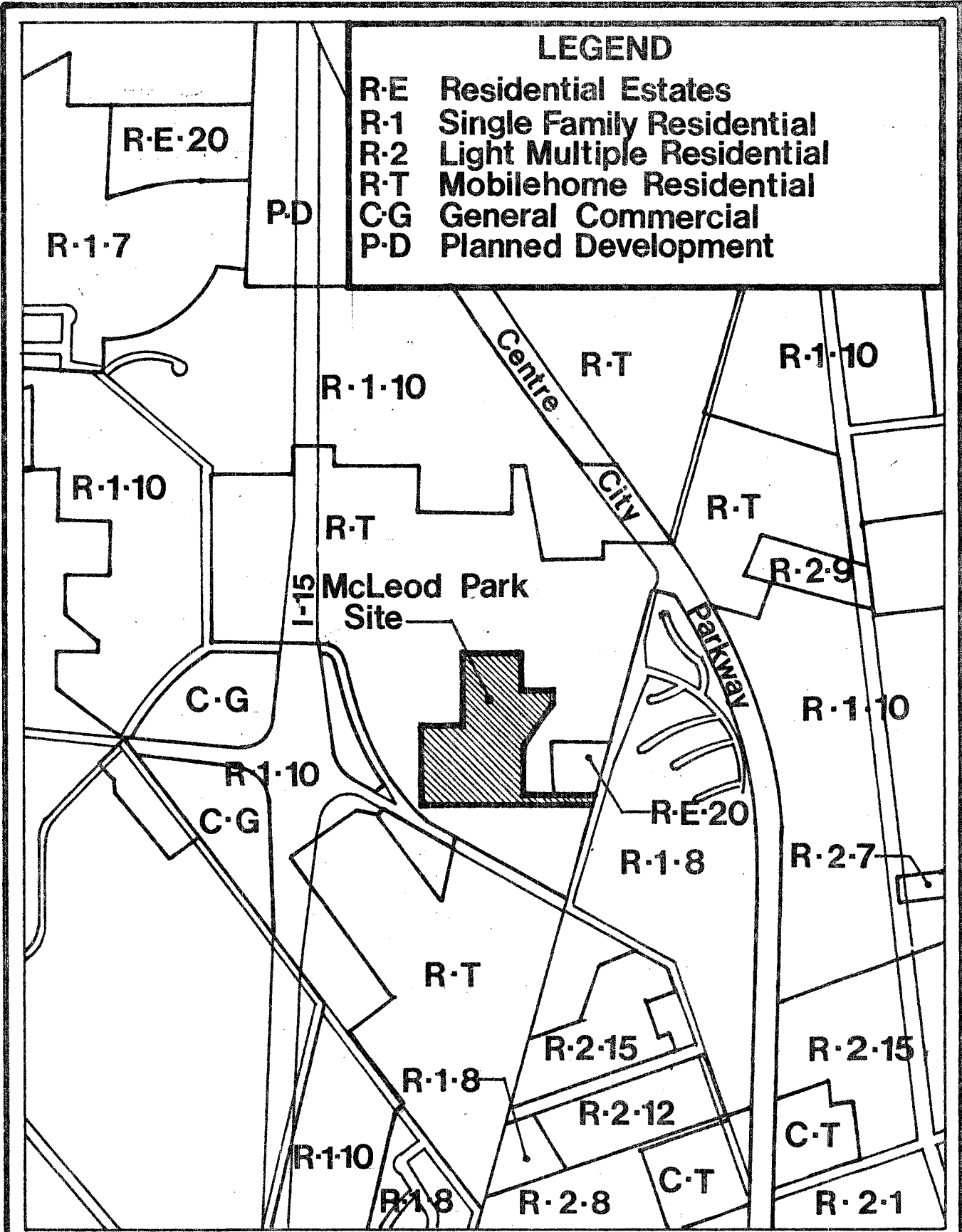
The daily traffic volume for the above listed roads which surround the park are listed in Table V.

TABLE V

AVERAGE DAILY TRAFFIC COUNTS

<u>ROADWAY</u>	<u>DAILY VOLUME</u>	<u>DATE COUNTS TAKEN</u>
Interstate 15	30,000	1978
Center City Parkway	11,700	1978
El Norte Parkway	7,200	1978
South Iris Lane	215	1978

Source: Escondido Circulation Plan, Gruen Associates, Appendix 1979.



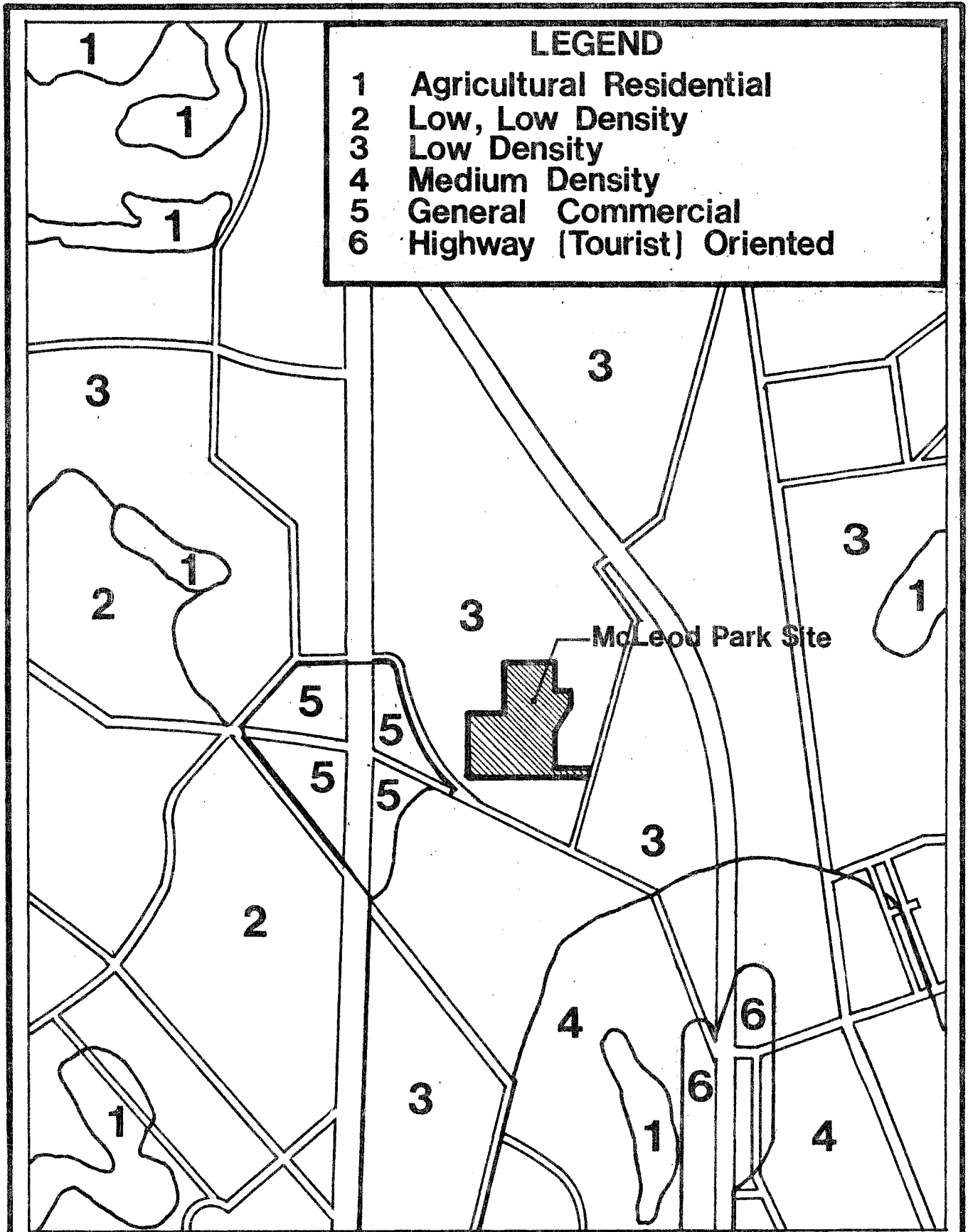
McLeod Park

Figure

Zoning



IV



LEGEND

1	Agricultural Residential
2	Low, Low Density
3	Low Density
4	Medium Density
5	General Commercial
6	Highway [Tourist] Oriented

McLeod Park

Land Use

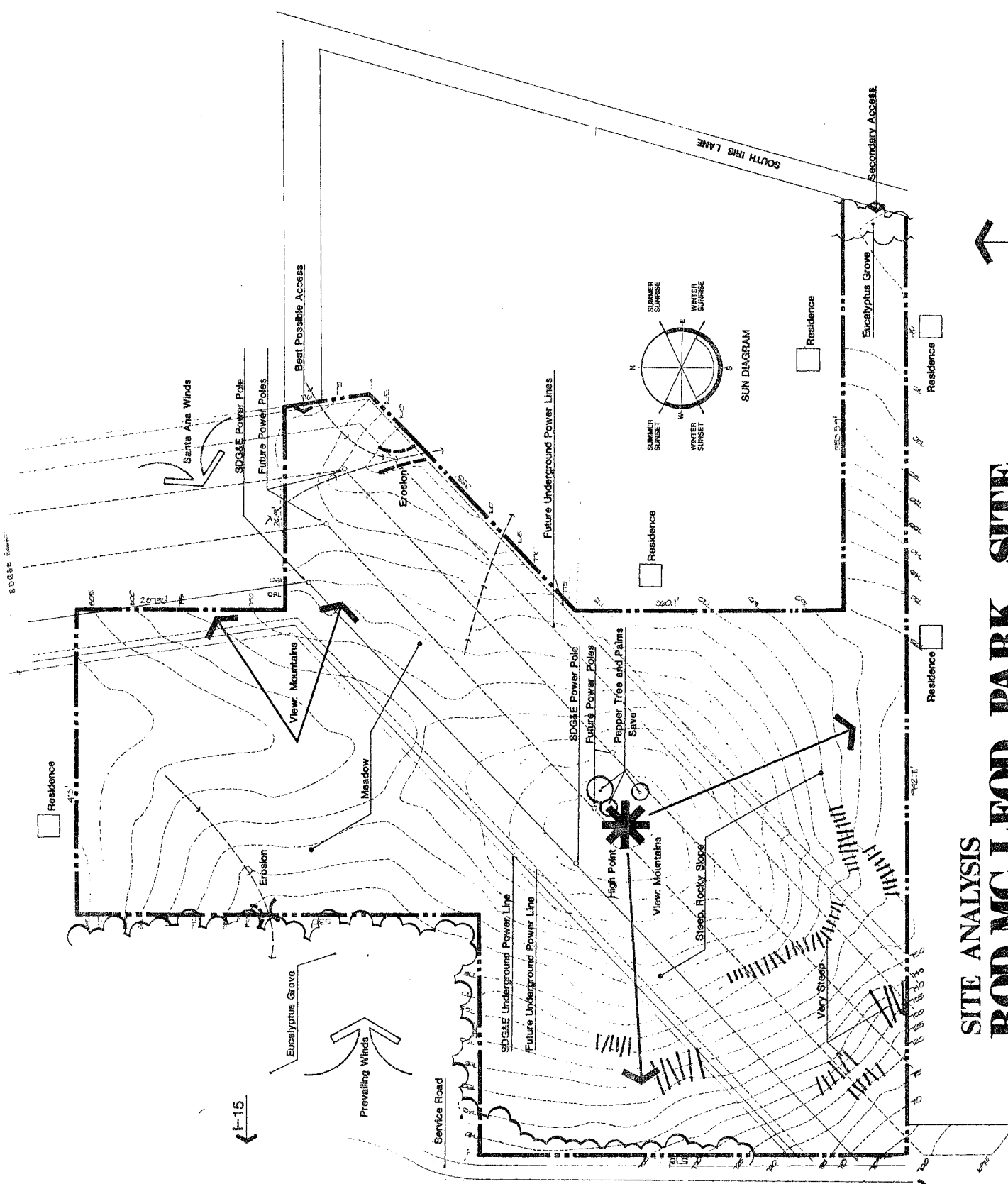
Figure



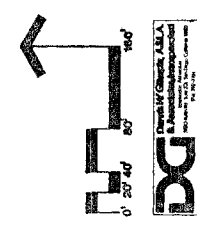
III

The traffic counts on these roads will increase, especially El Norte Parkway and Center City Parkway, if the Del Norte Plaza Shopping Center is constructed at the intersection of those two roads. This however, should not effect the character of South Iris Lane, for it services only the homes in that area and should do so in the future. Traffic counts may increase, somewhat, if Tract 339C is developed. South Iris Lane is this tract's link to the surrounding collectors. Improvements would be required to South Iris Lane if this development were constructed; therefore, thought should be given to developer improvements to the existing road.

All of the roads surrounding the site have no sidewalks, and due to the density and character of the area, the major status of all the surrounding roads, except South Iris Lane, it is doubtful that they will be constructed. The density characteristics of the area are unlikely to change in the near future; therefore, it may be assumed that most park users will arrive by automobile. Sidewalks should be provided; however, in the immediate vicinity of the Park to service the more densely developed tracts in the area: Rancho Escondido Trailer Park, Morningside Woods, and Tract 339C.



SITE ANALYSIS
ROD MC LEOD PARK SITE
CITY OF ESCONDIDO



D.G.
 DRAFT
 2017

IV. PROGRAM

The program was determined by the Community Services Commission, City Staff and interested residents of the City of Escondido. Additionally, the site dictated much of the activities desired in the area by eliminating many due to severe physical constraints. These constraints, however, one being the great elevation change, provides the theme for the program and park, a "Vista Park".

The facilities necessary for the desired activities were:

- Viewing Area
- Picnicking Area
- Open Playfield
- Tot Lot
- Jogging Trail
- Horseshoe Pits
- Comfort Station
- Parking Area

All of the desired facilities were compatible with each other on this constrained site and were incorporated into the final Recreation Development Plan.

The use area diagram works well for the program. See Figure VII. The parking is adjacent to picnicking area and plaza area. These provide easy access to those activities and facilities that will encourage people to visit the Park. The other facilities and their location are for the benefit and use of those using the main attracting areas. The rest-rooms provide for visitors using the plaza, the picnicking facilities, and the open play area. The tot lot area is for those picnicking and is part of that area. The jogging trail surrounds all other use areas separating them from the natural periphery with easy access to the parking lot as well as the Iris/El Norte intersection.

Relationship Of Use Areas To The Site

Plaza Area

1. Highest point.
2. Open area with unobstructed views.
3. Proximate to parking.
4. Related to picnicking area.

Picnicking Area

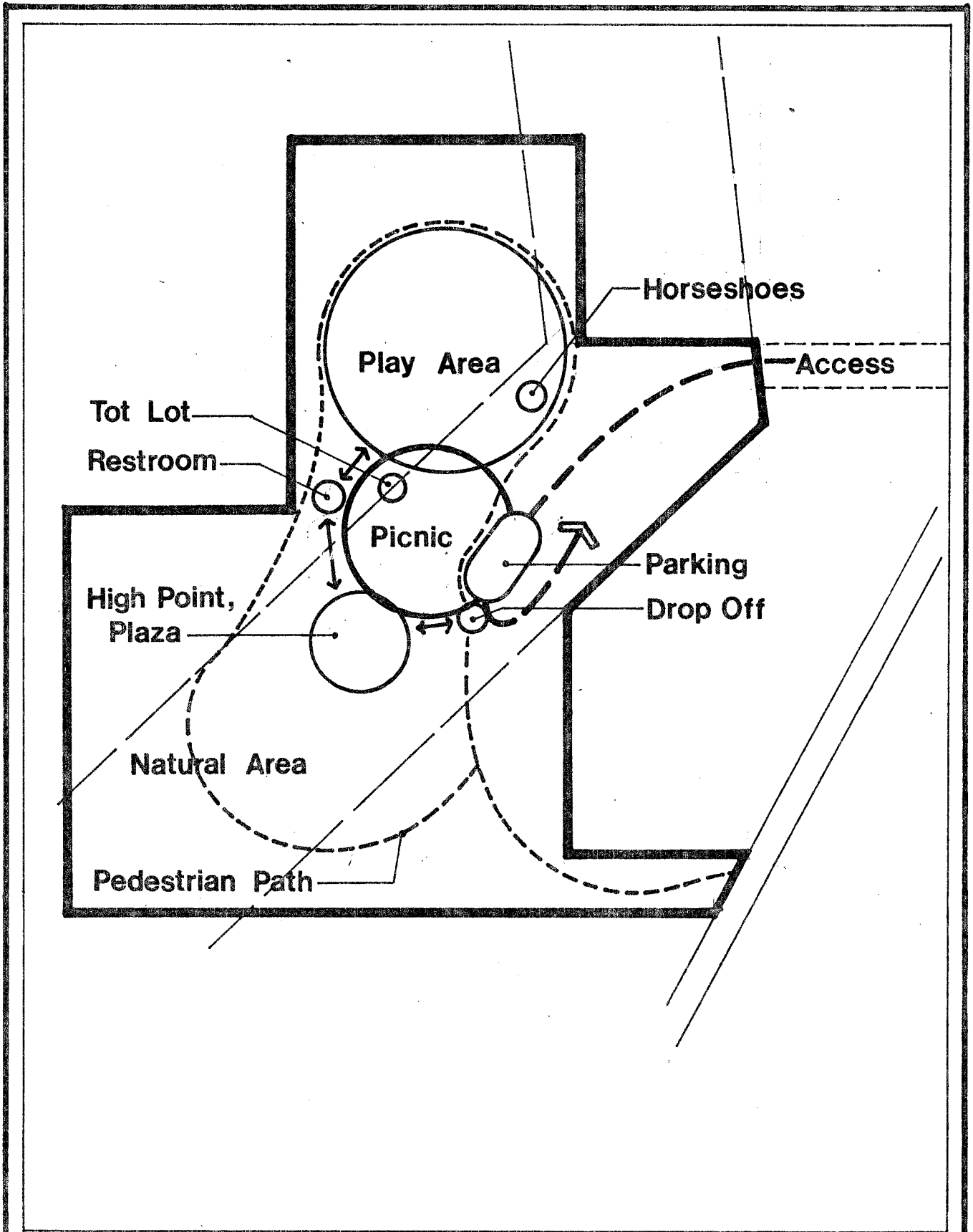
1. Undulating site.
2. Stable moderately well drained soils.
3. Open and shaded areas under canopy trees.
4. Proximate to parking.
5. Related play areas.
6. Proximate to restrooms.

Open Play Area

1. Relatively flat site.
2. Stable moderately well drained soils.
3. Proximate to parking.
4. Proximate to restrooms.
5. Maximum solar exposure.

Road and Parking Lot

1. Located on the flatest part of the site adjacent to the facilities requiring parking.



McLeod Park

Use Area Diagram



Figure

VII

V. ALTERNATIVES

Introduction

Rod McLeod Park is approximately eighteen (18) acres in size and is located in the County of San Diego, bordering on the northwestern City limits of Escondido. The land was previously owned by San Diego Gas and Electric Company (SDG&E) and will be acquired through an agreement with them, with the provision that it be used for park purposes. High voltage power lines traverse the site and SDG&E has maintained an easement. Two power transmission poles are presently located on the site and one underground transmission line. The following alternatives have been determined by the intensity of use yet all, taking into account the nature of the surrounding area, are considered passive parks.

Alternative A

This particular design concept calls for a high intensity park with special emphasis placed upon the excellent views provided of the City of Escondido and surrounding countryside. There are no large, flat, open spaces provided on the site for organized athletics. In fact, approximately 1/3 of the Park is left in its natural condition. The site is surrounded by large lot single family residences and for this reason natural areas have been preserved at the exterior edges of the site, as well as the southern severe slope. The entry drive, off of Iris Lane, maintains a maximum grade of 10% and is slightly curved so as to soften the rather long site line. The parking area is sloped at 2% or less and is built on two distinct levels. This was done to minimize the grading on site and to look more natural. There is parking available for 51 cars.

Being unable to hide or disguise the transmission pole, it is an integral part of the plaza. The plaza, broken up by tree plantings and seating, is the center of the park and provides a viewing platform as well as a gathering area for sitting, conversation, art fairs, and other outdoor activities. The trees will not block the views, as views would normally be observed from the plaza edge, but will provide an overhead plane, screening the transmission lines.

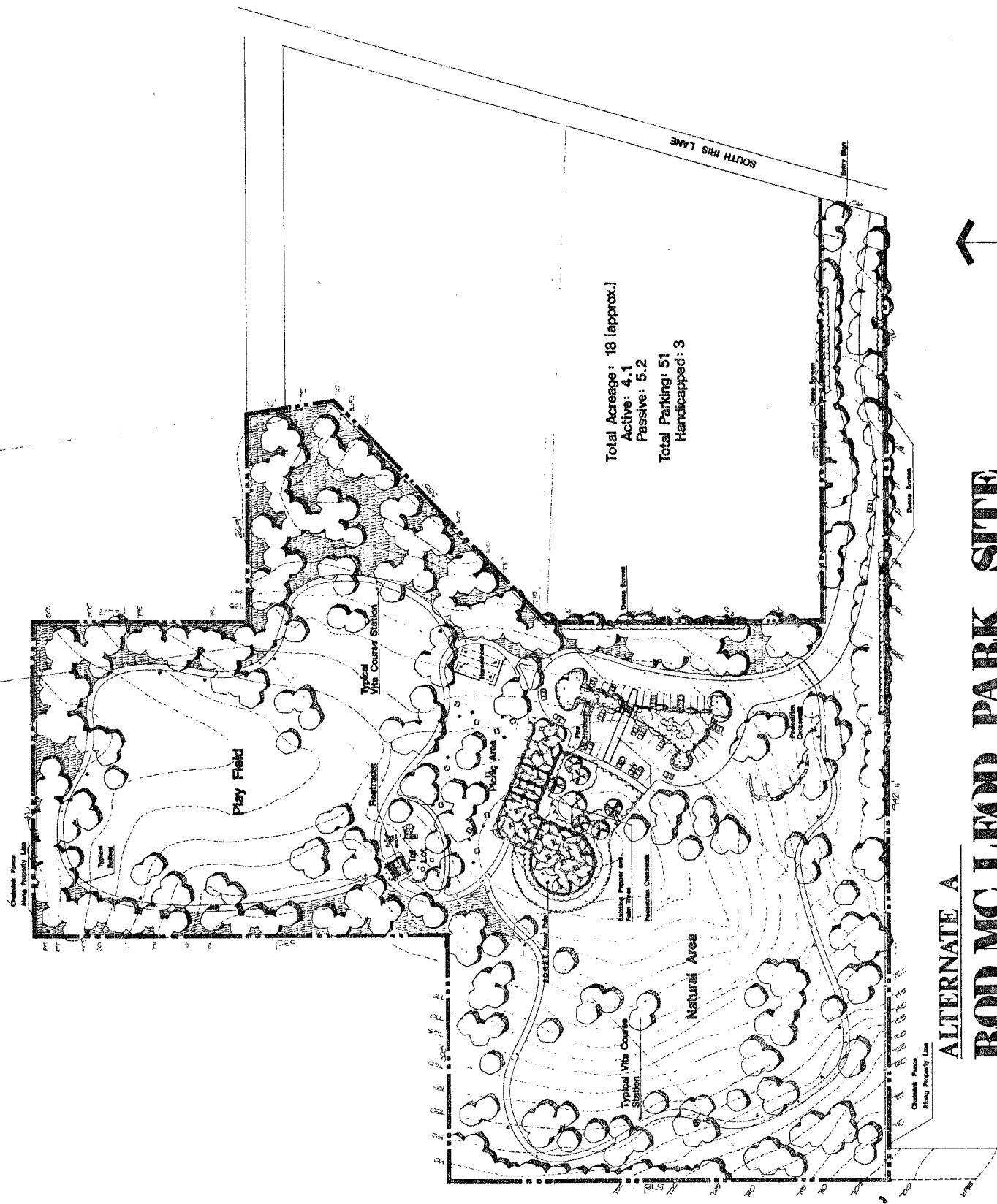
A large walk, with several series of steps, negotiates the slope from the drop-off area at the parking lot to the plaza level. The parking area and walk all act together as a set of stepped planes up to the plaza.

Handicapped persons may take the concrete walkways enclosing the picnicking area immediately to the north of the plaza to get to the different levels. A small play area and restroom facilities, located to the west of the SDG&E easement are included in the area as well as are all the other amenities necessary for picnicking, such as bar-b-ques, tables, trash receptacles, water, and the like.

The large generally rolling area in the northern portion of the park is turf for open space play. A pathway encircles this area as well as the natural southern portion of the park. This pathway is approximately one mile long and would be used for jogging with numerous workout stations at various intervals. The pathway in the northern portion of the park would also act as a header, separating the manicured interior area from the natural area left at the periphery. To the south, the path would traverse the sloping natural area. No irrigation or improvements would be made to the southern area with the exception of a few

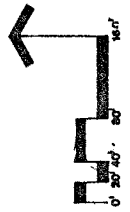
native trees. These would be marginally irrigated with a bubbler system. The rest of the park would be fully irrigated with a completely automatic irrigation system.

EDGE ELEMENT



Total Acreage: 18 (approx.)
 Active: 4.1
 Passive: 5.2
 Total Parking: 51
 Handicapped: 3

ALTERNATE A
ROD MC LEOD PARK SITE
 CITY OF ESCONDIDO



DG
 DESIGN GROUP
 1000 W. GARDEN, SUITE 100
 ESCONDIDO, CA 92025
 (760) 941-1111

Alternative B

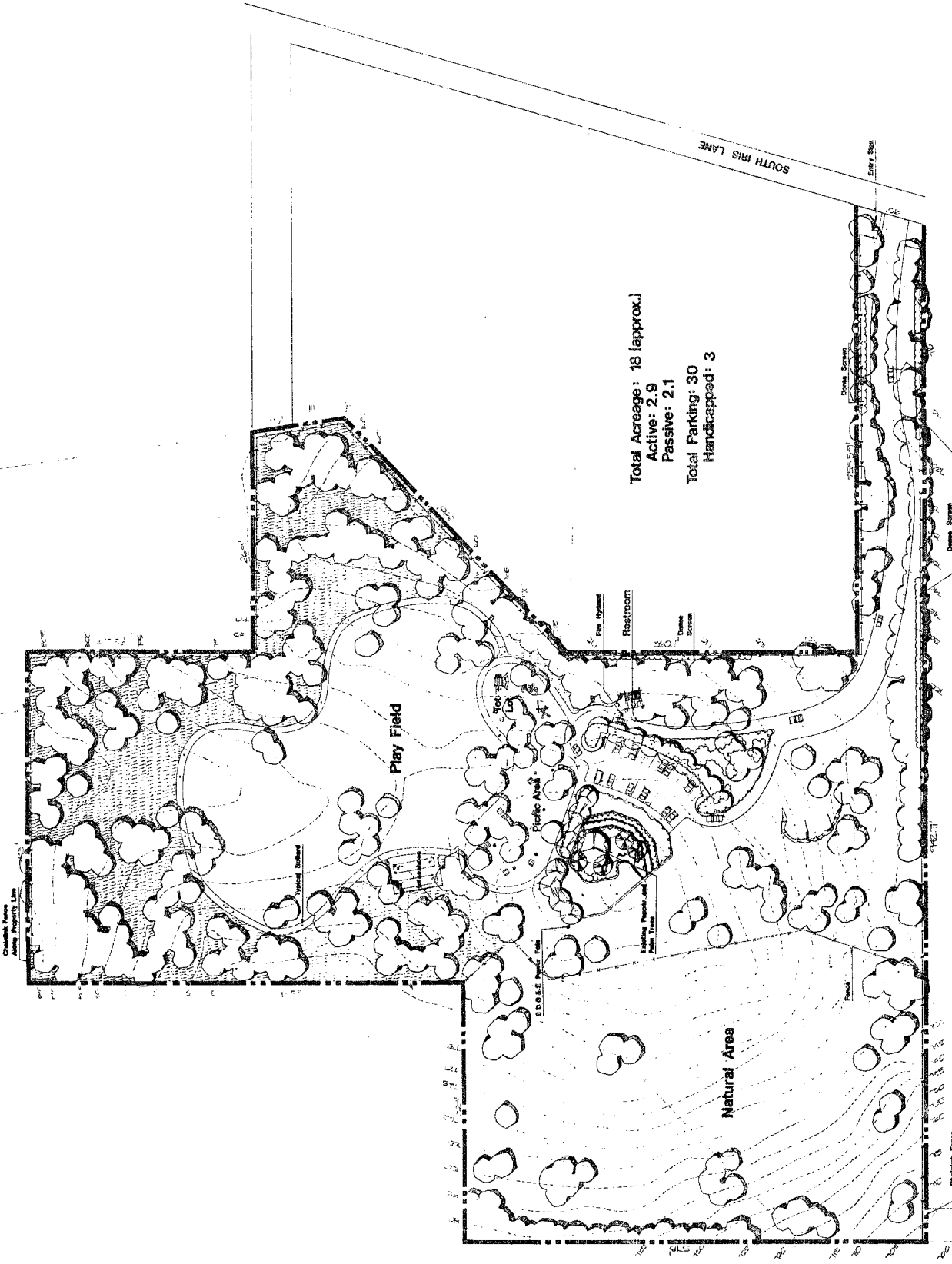
Alternative B is the moderately intense development of the park site. 2.9 acres of the 18 acre park would be actively used and 2.1 acres used for more passive purposes. This differs from alternative "A" that had an active park acreage of 4.1 acres and 5.2 acres considered passive. The remaining acreage on the site, is that area left in its natural condition.

As in alternative "A", alternative "B" provides access to the Park from a curved entry road off Iris Lane. The entry road splits to a one way traffic system through a single tiered parking lot, accommodating 30 cars.

As in all of the alternatives, the more important feature of the site is its relative elevation to the surrounding countryside and the excellent views this affords. A viewing plaza is at the highest elevation. Cascading planters maintain the slope down to the parking lot level. These planters provide for the required elevation changes of the slope and at the same time, allow for the existing trees to remain by limiting massive grading. Access to the plaza is by a ramped walkway from the drop-off area. All the amenities present in alternative "A" are also available in this alternative. The numbers of picnicking facilities would be reduced in ratio to the reduced number of parking spaces available. The restroom facility, in this alternative, is located to the east of the parking lot and just outside the eastern boundary of the SDG&E powerline easement. The tot lot area and picnicking area is adjacent to the restrooms and to the north of the plaza and parking area. A similar open play area, taking advantage of the rolling terrain, is located in the northern portion of the Park; however, it is smaller in size than the similar area pro-

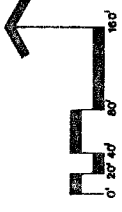
- vided in alternative "A". The use of a jogging path or walkway is provided around the northern portion of site only, again acting as a header between the active use areas and the natural area left on all the alternatives at the periphery of the site.

Scale: Enlargement



Total Acreage: 18 (approx.)
 Active: 2.9
 Passive: 2.1
 Total Parking: 30
 Handicapped: 3

ALTERNATE B
ROD MC LEOD PARK SITE
 CITY OF ESCONDIDO

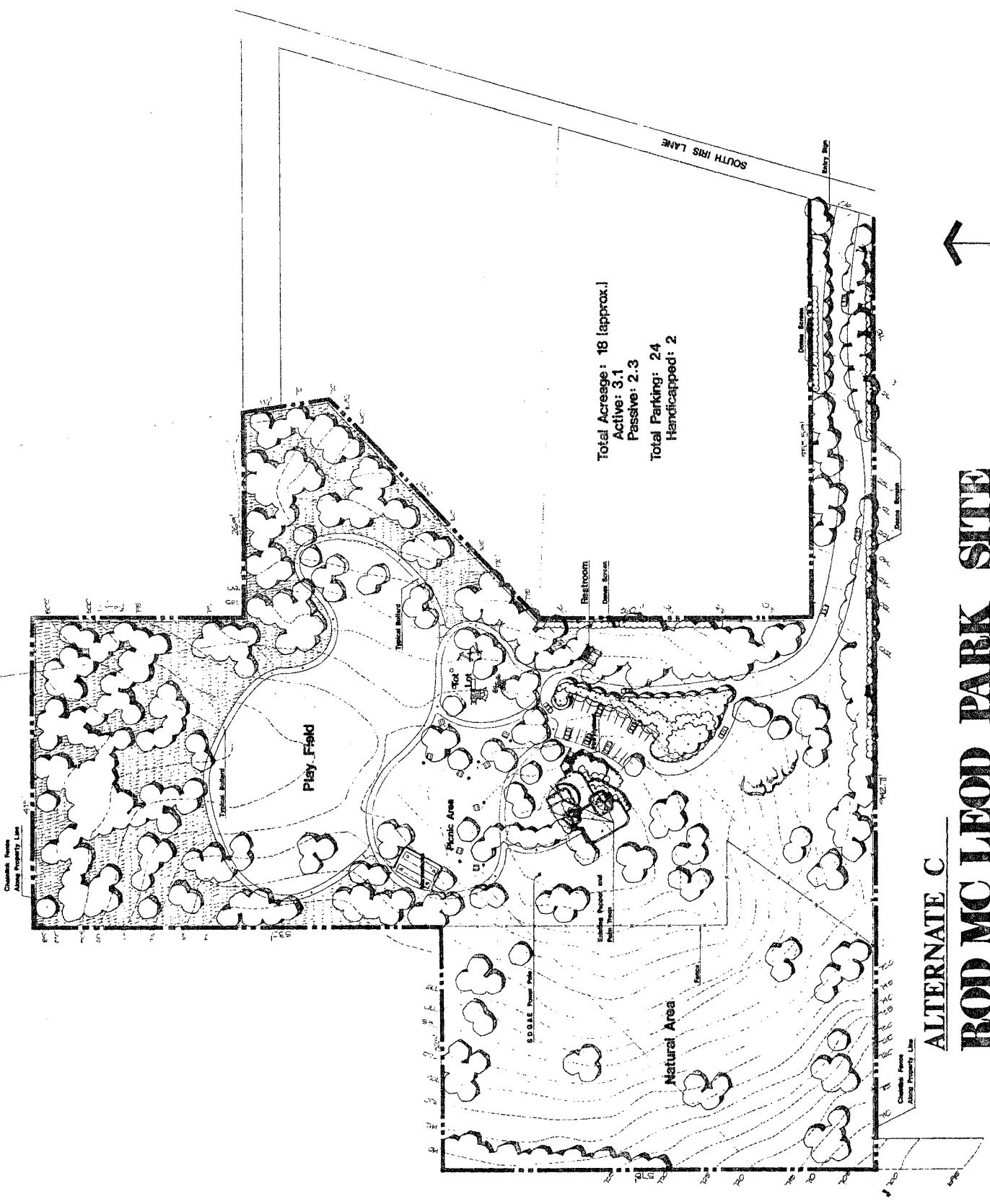


DCI
 David J. Chappell, A.S.L.A.
 Landscape Architect
 1000 Camino del Rio North, Suite 200
 San Diego, CA 92108
 Tel: 619.594.1111

Alternative C

Alternative C provides the lowest density usage of the site. Parking is available for 24 cars on a one-way road system from the curved entry roadoff Iris Lane. The plaza area is a rectangular design which again utilizes a cascading planter arrangement to maintain the grade around the existing trees on the site. These planters differ from those in alternative "B", in that they are larger in size but fewer in number. This creates a greater elevation change from plaza level to the parking lot and entry drop-off. A staircase is necessary to negotiate this elevation change. The handicapped and others may still negotiate this elevation change by utilizing the pathway encircling the picnicking area to the north of the plaza. The restroom facilities and tot lot area are located adjacent to the parking area, less of a conflict of activity with the reduced emphasis placed on the automobile. The turfed open play area remains in a further reduced size while the natural area surrounding it increases in width. All amenities present in alternative "A" and "B", relating to the passive activities of the park, are again present in reduced numbers.

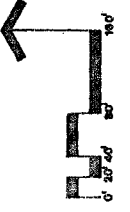
SCOPE Element



Total Acreage: 18 (approx.)
 Active: 3.1
 Passive: 2.3
 Total Parking: 24
 Handicapped: 2

ALTERNATE C

ROD MC LEOD PARK SITE
 CITY OF ESCONDIDO



Summary Of The Alternatives

Upon review of all the data generated by the natural resource inventory, public meetings, meetings with San Diego Gas and Electric Representatives, City of Escondido Department Reports (Planning, Engineering and Police) and the Community Services Commission and their staff, a number of items requiring resolution resulted. These items are as follows:

- The resource inventory and on site investigation revealed that the site had limited soil cover with large rock formations underneath.
- That the elevation difference between the proposed entry point of the Park and the only suitable area for parking without an excessively long entry road was in excess of 80 feet, requiring considerable grading.
- That the entry road and parking areas, in order to minimize grading, would result in these two areas being quite close to existing residential homes.
- Future transmission line locations would require additional grading in order to provide access to the towers for regular maintenance.
- Visual surveillance of the site for police protection would be obscured by the topography if surveillance was limited to automobile access.
- These alternatives could be successfully constructed overcoming the five major difficulties delin-

eated above; however, the cost incurred could be excessive in the final design solution. It was for that reason two additional alternatives are presented.

Alternative A-1 and A-2

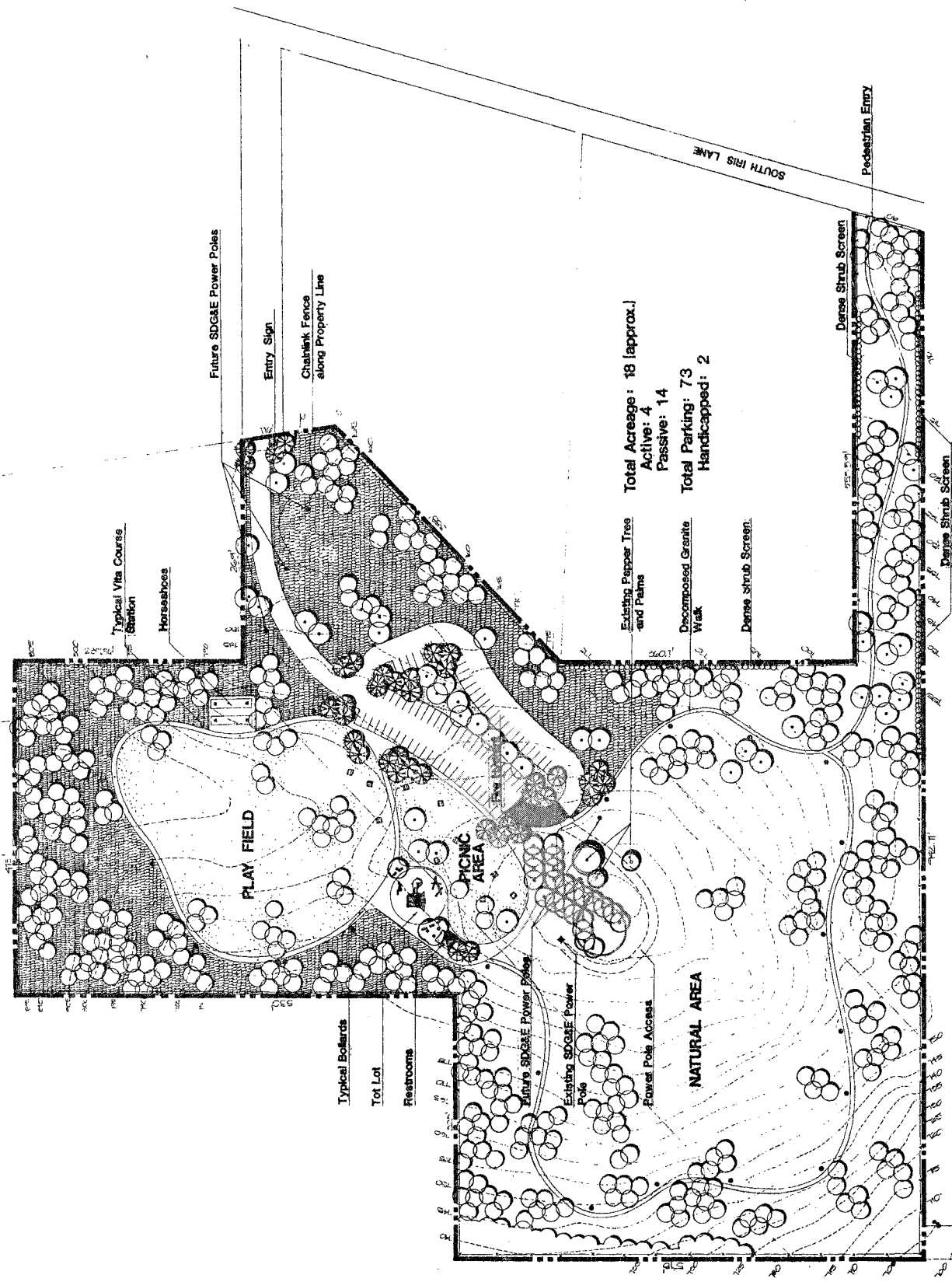
Alternative "A-1" and "A-2" are redesigns of alternative "A" providing a solution to the five items or difficulties without the cost of a designed physical solution.

These two alternatives are discussed together because each is just a variation of the other. These alternatives provide for the entry to the park from an SDG&E easement approximately 900 feet north of the City access off South Iris Lane. This new access would eliminate the need for excessive grading of the entry road and parking lot as they are located on generally flatter terrain. No vehicular traffic would intrude upon present single family dwellings. Access to the present power poles would be directly off a paved road or over natural terrain and visual surveillance of the active use areas of the park would be unhampered by elevation changes.

The alternatives provide for the restroom facility remaining outside the SDG&E easement to the west, the plaza area and drop off area relatively unchanged from alternative "A", as is the picnicking area and tot lot area. The somewhat limited use of the easement area would be for vehicular circulation and natural open space. The difference between these two additional alternatives is the parking area only, alternative "A-1" provides parking for 73 cars and alternative "A-2" for 33 cars.

So that the greater population located nearer El Norte Parkway is served, a pedestrian path is planned following the original "A", "B", and "C" alternative entry road. The greater vehicular distance required by these two alternatives could be measured in seconds of driving time.

SDG&E Consultants



Future SDG&E Power Poles

Entry Sign

Chainlink Fence along Property Line

Typical Vita Course Station

Horsehooves

PLAY FIELD

PICNIC AREA

NATURAL AREA

Typical Bolards

Tot Lot

Restrooms

Future SDG&E Power Poles

Existing SDG&E Power Pole

Power Pole Access

Existing Pepper Tree and Palms

Decomposed Granite Walk

Dense shrub Screen

Total Acreage: 18 (approx.)
 Active: 4
 Passive: 14
 Total Parking: 73
 Handicapped: 2

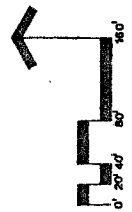
Dense Shrub Screen

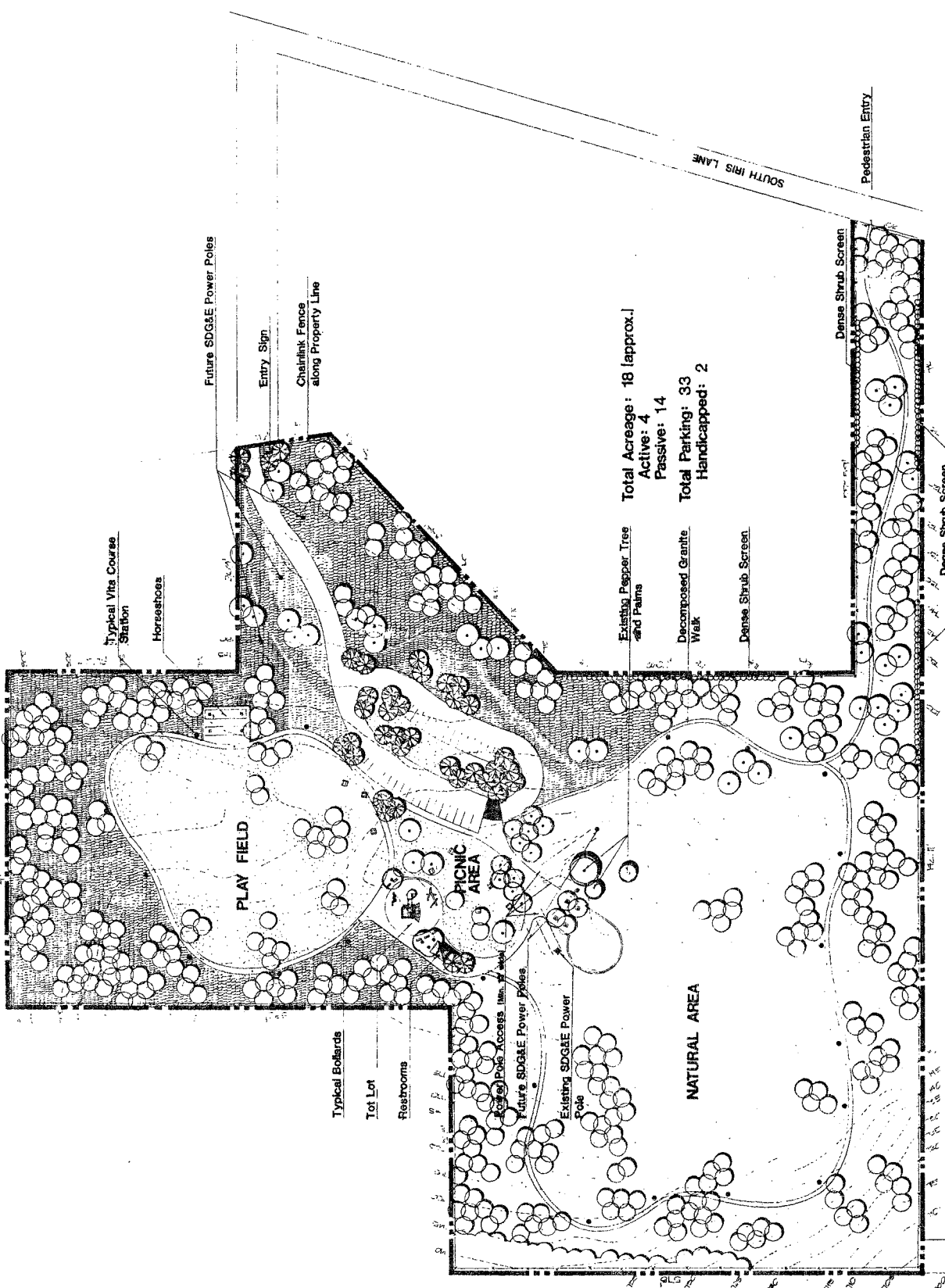
Dense Shrub Screen

Pedestrian Entry

SOUTH IRIS LANE

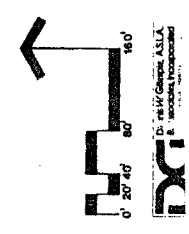
ALTERNATE A-1
ROD MC LEOD PARK SITE
 CITY OF ESCONDIDO





Total Acreage: 18 (approx.)
 Active: 4
 Passive: 14
 Total Parking: 33
 Handicapped: 2

ALTERNATE A-2
ROD MC LEOD PARK SITE
 CITY OF ESCONDIDO



VI. RECREATION DEVELOPMENT PLAN

The design concept calls for a medium intensity park with emphasis placed upon the excellent views provided of the City of Escondido and surrounding countryside. There are no large, flat, open spaces provided on the site for organized athletics. In fact, approximately 1/3 of the Park is left in its natural condition. The site is surrounded by large lot single family residences and for this reason natural areas have been preserved at the exterior edges of the site, as well as the southern severe slope.

The entry drive, off of Iris Lane, will be constructed on grade and is slightly curved so as to soften the rather long site line. The parking area is in a fairly flat area of the site under the power lines. This was done to minimize the grading on site and to utilize a normally unuseable portion of the site. There is parking available for 49 cars.

The plaza, located at the highest point of the site, is broken up by tree plantings and seating. It is the center of the park and provides a viewing platform as well as a gathering area for sitting, conversation, art fairs, and other outdoor activities. The trees will not block the views, as views would normally be observed from the plaza edge, but will provide an overhead plane, screening the transmission lines.

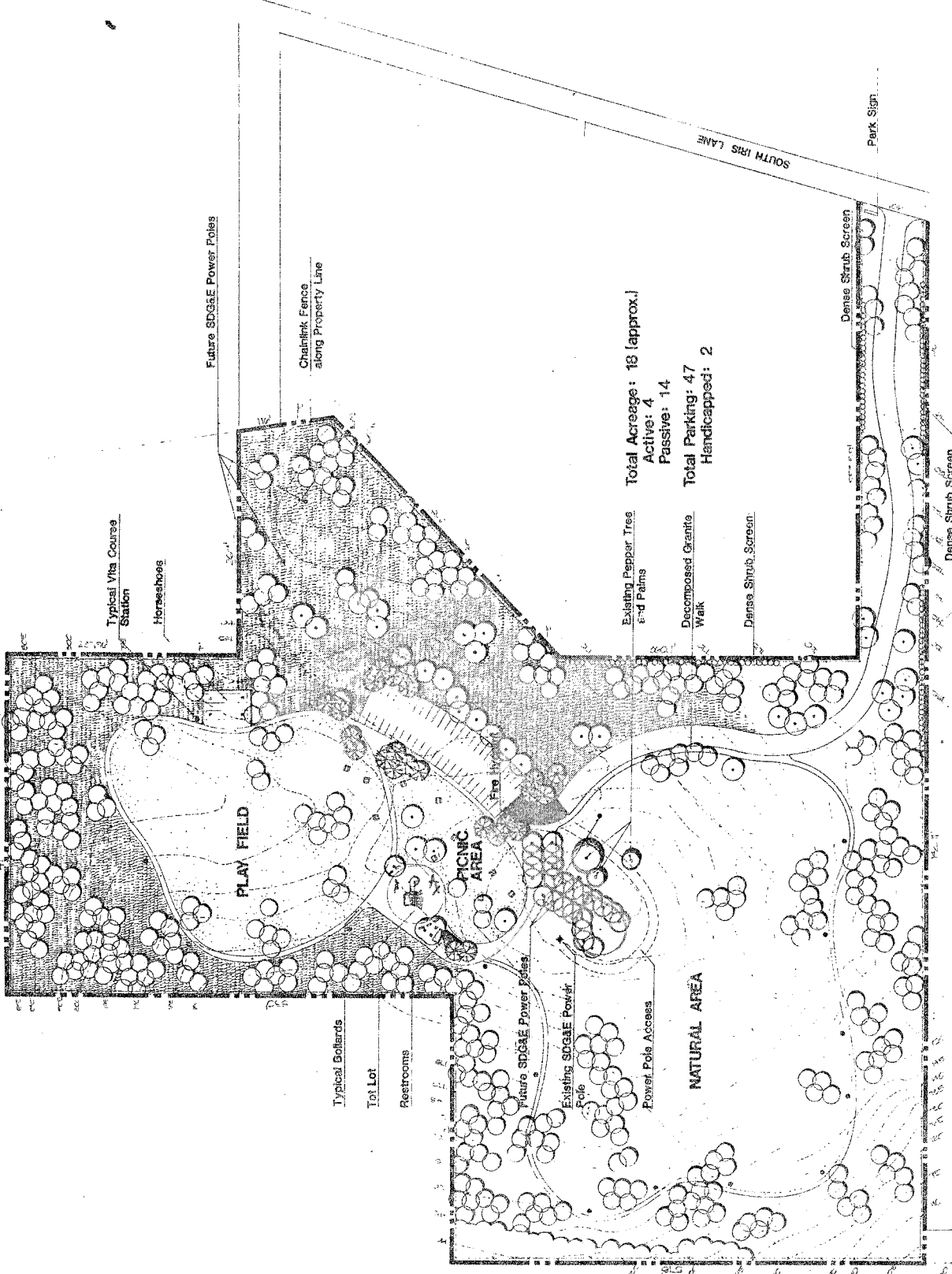
A large walk, sloping gradually, negotiates the elevation change from the drop-off area at the parking lot to the plaza level.

A small play area and restroom facilities, located to the west of the SDG&E easement are included in the area as well as are all the other amenities necessary for picnicking, such as bar-b-ques, tables, trash receptacles, water, and the like.

The large generally rolling area in the northern portion of the park is turf for open space play. A pathway encircles this area as well as the natural portion of the park. This pathway is approximately one mile long and would be used for jogging with numerous workout stations at various intervals. The pathway in the northern portion of the park would also act as a header, separating the manicured interior area from the natural area left at the periphery. To the south, the path would traverse the sloping natural area. No irrigation or improvements would be made to the southern area with the exception of a few native trees. These would be marginally irrigated with a bubbler system. The rest of the park would be fully irrigated with a completely automatic irrigation system.

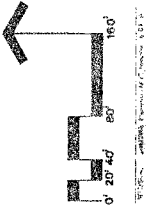
Although we have called this park a medium intensity development; it is a passive park in the types of park facilities provided. This is in keeping with the predominant desires of the citizens of the City of Escondido, surrounding residents, and the studied natural conditions of the site.

300' SDG&E Easement



Total Acreage: 18 (approx.)
 Active: 4
 Passive: 14
 Total Parking: 47
 Handicapped: 2

RECREATION DEVELOPMENT PLAN
ROD MC LEOD PARK SITE
 CITY OF ESCONDIDO



VII. DESIGN GUIDELINES

To ensure that the needs and desires of the people of the City of Escondido, the surrounding area, and SDG&E continue to be met, the following design guidelines are recommended:

Roads and Parking

The entry road, should meet all requirements established by the City of Escondido Engineering Department for this particular park project. The requirements, in order to provide continuity, should also be planned for the parking area. A drainage system should be included.

Paving

All concrete walkways within the Park should have a heavy broom finish (color may be added). A preformed expansion joint should be placed at an interval not to exceed 15 feet and a score joint (minimum $\frac{1}{2}$ inch deep) a minimum of every 5 feet. All soil under concrete paving should be compacted to 90 percent. Paved areas should be poured a minimum of 3 $\frac{5}{8}$ inches thick and 5 $\frac{5}{8}$ inches thick if vehicular traffic is expected. These latter paved surfaces will accommodate maintenance vehicles and SDG&E trucks. Asphalt may be a substitute surface.

Trails

All walkways, other than concrete and, trails within the park will be for walking or jogging only. The gradient of trails should not exceed 10%. However, if it is necessary, the length of run should be kept to a minimum. Trail width should be a minimum of three feet and preferably four

or five, overhead clearance seven feet. The surface material should be natural, such as decomposed granite or soil cement and a bollard should be placed in the middle of the trail at a minimum 75 foot interval to discourage motorcycle or bicycle use.

Picnicking Area

The picnicking area should have tables randomly placed within canopy tree groves, however, no tree should be closer than 15 feet to the next for ease of mowing.

Tot Lot Area

The tot lot area should be well defined by a concrete header or paved walkway. At least 12 inches of sand or other resilient play surface material should be placed under all play equipment and a minimum 6'-0" area surrounding its extreme edges. The tot lot area should be well drained.

Fences

Where necessary, the park site should be fenced. Any fencing used must be non-continuous with each fence section grounded due to the overhead power transmission lines.

Lighting

Lighting on the site should be restricted to security lighting only. The park will be open only during daylight hours and therefore, any other lights would be inappropriate. At least one light should be located in the vicinity of the restroom facility. Restroom lighting may be accomplished by roof skylights or a photo voltaic system.

Planting

The planting of the Rod McLeod Park should be accomplished so that it appears that it grew naturally. A few exceptions are planting patterns in the more formal areas; however, generally the plants, especially trees, should be planted in an informal manner providing for combinations of areas of enclosure and open space. Further, careful consideration should be given to tree type, especially within the powerline easement. At no time may a tree come within 17 feet of any existing or future overhead power transmission lines. They should be utilized for shade, enframement of views, accent points, and barriers. Special attention should be paid to the visual consideration of density, texture, and color; maintenance; cleanliness; disease resistance; and growth rate.

Suggested Planting List

Skyline and Space Definers

Eucalyptus sideroxylon "Rosea" - Red Ironbark
 Eucalyptus ficifolia - Red Flowering Gum
 Eucalyptus polyanthemos - Silver Dollar Gum
 Pinus canariensis - Canary Island Pine
 Platanus acerifolia - London Plane Tree

Deciduous Groupings

Platanus acerifolia - London Plane Tree
 Platanus racemosa - California Sycamore

Evergreen Groupings

Quercus agrifolia - Coast Live Oak
 Ceratonia siliqua - Carob Tree
 Schinus molle - California Pepper
 Schinus terebinthifolius - Brazilian Pepper
 Eucalyptus sideroxylon - Red Ironbark
 Eucalyptus ficifolia - Red Flowering Gum
 Eucalyptus polyanthemos - Silver Dollar Gum
 Melaleuca quinquinervia - Cajeput Tree

- Pinus halepensis - Aleppo Pine
- Pinus canariensis - Canary Island Pine
- Pinus pinea - Italian Stone Pine
- Olea europaea - Olive

Shrubs, Vines and Ground Cover

Foreground Shrubs

These shrubs include plants with interesting foliage or flowering varieties:

- Agapanthus africanus - Lily of the Nile
- Trachelosperum jasminoides - Star Jasmine
- Pittosporum tobira - 'Wheeler's Dwarf' - 'Wheeler's' tobira
- Plumbago capensis - Cape Plumbago
- Hebe coed - Hebe

Middle Ground

- Juniperus chinensis - 'Pfitzer' - Pfitzer juniper
- Photinia arbutifolia - Christmas Berry
- Pittosporum tobira - Mock Orange
- Pittosporum tobira - 'Variegata' - Variegated Mock Orange
- Nandina domestica - Heavenly Bamboo
- Raphiolepis indica - Indian Hawthorne
- Grevillea noelli - Pink Grevillea
- Ligustrum texanum - Texas Privet
- Viburnum tinus - Laurestinus

Background Shrubs

These include large shrubs to act as a meandering backdrop. Additionally, these shrubs may be used to screen poor views from the Park or for privacy of surrounding residences.

- Heteromeles arbutifolia - California Holly
- Rhus integrifolia - Lemonade Berry
- Escallonia fradesii - Escallonia
- Aralia elegantissima escallonia
- Xylosma congestum - Shiny Xylosma
- Dodonaea viscosa 'Purpurea' - Hop Seed Bush
- Acacia cultriformis - Knife Acacia
- Callistemon citrinus - Bottle Brush

Vines

Bougainvillea spp.
 Wisteria chinensis - Chinese Wisteria
 Parthenocissus tricuspidata - Boston Ivy

Ground Cover

Ground cover planting will provide a unifying thread for shrub and tree planting. The following lists are guidelines for the selection and placement of ground covers:

Arctotheca calendula - Cape Weed
 Ceanothus griseus 'Horizontalis' - Carmel Creeping Ceanothus
 Rosmarinus officinalis 'Prostratus' - Lockwood De Forest
 Acacia redolens

Hydroseeding

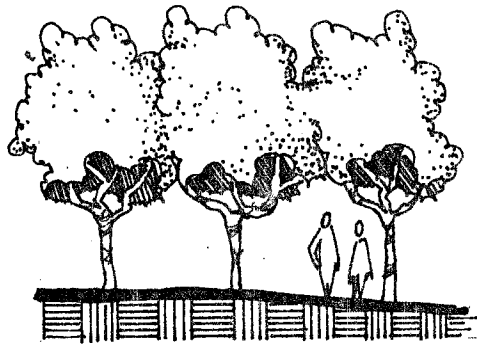
Application of seed, fertilizer and topdressing from a slurry mixed, pressure-applied apparatus. Seed mix should include a cover crop of Fescue or Alyssum in combination with native flowering annuals such as Poppy and Lupine.

Turf

The turf areas will be established by hydroseeding festuca varieties. This type of grass has proven to be of low maintenance and have good growing habits, in sun or shade. Additionally, to both the turf and shrub areas, fertilizer and other soil amendments will have to be added based upon soil analyses after grading and before planting begins.

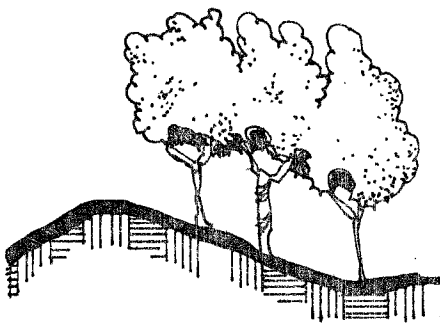
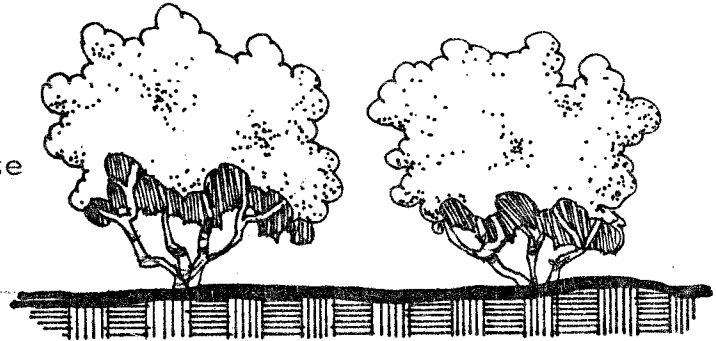
Specimen Trees

Albizzia julibrissin - Floss Silk Tree
 Ceratonia siliqua - Carob Tree
 Brachychiton populneum - Bottle Tree



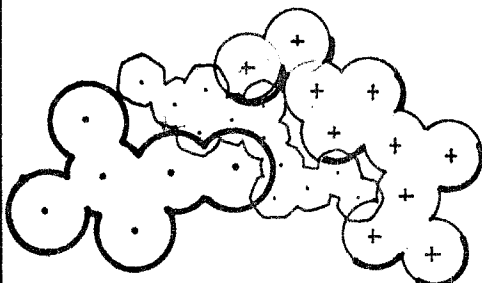
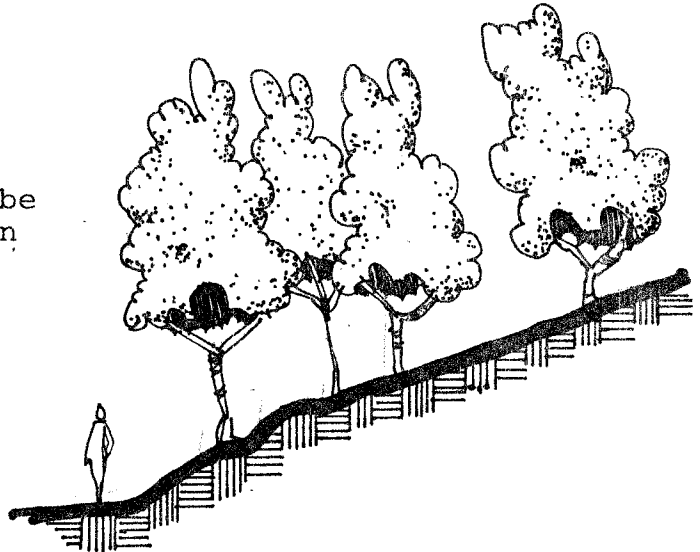
Multi-trunk trees should be spaced to allow for maximum growth.

When trees are used in a formal pattern, they should be matched with the same size (height and spread), and spaced equally apart.



Trees planted on a slope should be spaced informally.

Trees or shrubs planted where earth mounding occurs should be planted in an informal pattern to one (1) side of the mound.



Trees or shrubs used in an informal pattern should be grouped or massed together. Trunk spacing should vary and careful attention should be given that they do not align with one another.

McLeod Park

Planting Design Criteria

Figure

VIII

Cupania anacardioides - Carrotwood Tree
Jacaranda acutifolia - Jacaranda
Liquidambar styraciflua - Sweetgum
Magnolia grandiflora
Pinus thumbergii - Black Pine
Pittosporum undulatum - Victorian Box
Podocarpus spp.
Prunus cerasifera 'autopurpurea' - Purple Leaf Plum
Pyrus kawakamii - Evergreen Pear
Quercus ilex - Holly Oak

Irrigation

Permanent irrigation systems shall be installed on all planted areas.

Emphasis shall be placed on the use of low precipitation rate heads to allow maximum water efficiency.

Where applicable, flood or bubbler heads should be used to irrigate trees planted in natural areas.

Check valves shall be used between heads of different elevations to minimize water runoff after valve closure.

Clocks shall be programmed for the most efficient time and frequency of watering each area. Tensiometers may be strategically placed and shall override controllers, should the areas be too wet.

Approved backflow prevention devices shall be installed to service any and all sprinkler irrigation systems.

Pressure reducers shall be installed with backflow devices in cases of extreme water pressure.

To minimize negative visual impact, all automatic valves shall be installed in valve boxes, and the pop-up variety of head used whenever application allows.

VIII. IMPLEMENTATION

Funds are presently available from City sources for the planning and design of Rod McLeod Park. Tentatively, \$200,000 are available from the County of San Diego for construction. This sum can be augmented by City funds to implement the park design; however, should the funds necessary for total construction of the project not be available, the project should be phased.

The following is a tentative phasing plan indicating priorities for the development of the park site:

Phase I

Construction of the entry road and parking area should be completed within the first phase of development. The size of the parking area may vary depending upon available funds. The parking lot has been designed so that it may be enlarged in later phases with relatively little disruption to park use.

Concurrent with the construction of the entry road would be all necessary utilities, drainage structures, and a drainage system required by a hydrological survey of the site. Additionally, all grading of future use areas would be completed.

The walkways, planting, and irrigation of the site would also be included in the first phase; however, walkways, may be constructed of natural materials. Picnic tables, barbeques, and other picnicking amenities would be provided including a fenced area for portable restrooms if deemed

necessary.

Phase II

Phase II would include the construction of a permanent restroom facility, the tot lot, and permanent walkways. Lighting of the site and all fencing necessary to aid in the security of the park would be constructed at this time.

Additional recreation equipment, such as horse shoes, wita course, frisbee golf, and the like may be added to the parks activities at any time.

Phase III

Construction of the plaza area would be the third and final phase of the park.

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