MASTER PLAN
JESMOND DENE PARK

CITY OF ESCONDIDO , COUNTY OF SAN DIEGO , CALIFORNIA

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CITY OF ESCONDIDO
Department of Parks and Recreation
100 Valley Boulevard
Escondido, CA 92025

May 28, 1980

Jesmond Dene Park Master Plan Report

In accordance with contract specifications, we are pleased to submit the final Master Plan and report for Jesmond Dene Park.

Our efforts reflect the assistance and support received from various groups and individuals throughout the design development. We feel that Jesmond Dene Park Master Plan meets not only the immediate recreational needs of the community but will significantly contribute to the overall recreational life of Escondido.

Thank you for the opportunity to assist in this challenging project.

BOYLE ARCHITECTURAL ASSOCIATES

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MASTER PLAN REPORT

JESMOND DENE PARK SITE

May, 1980

Prepared by

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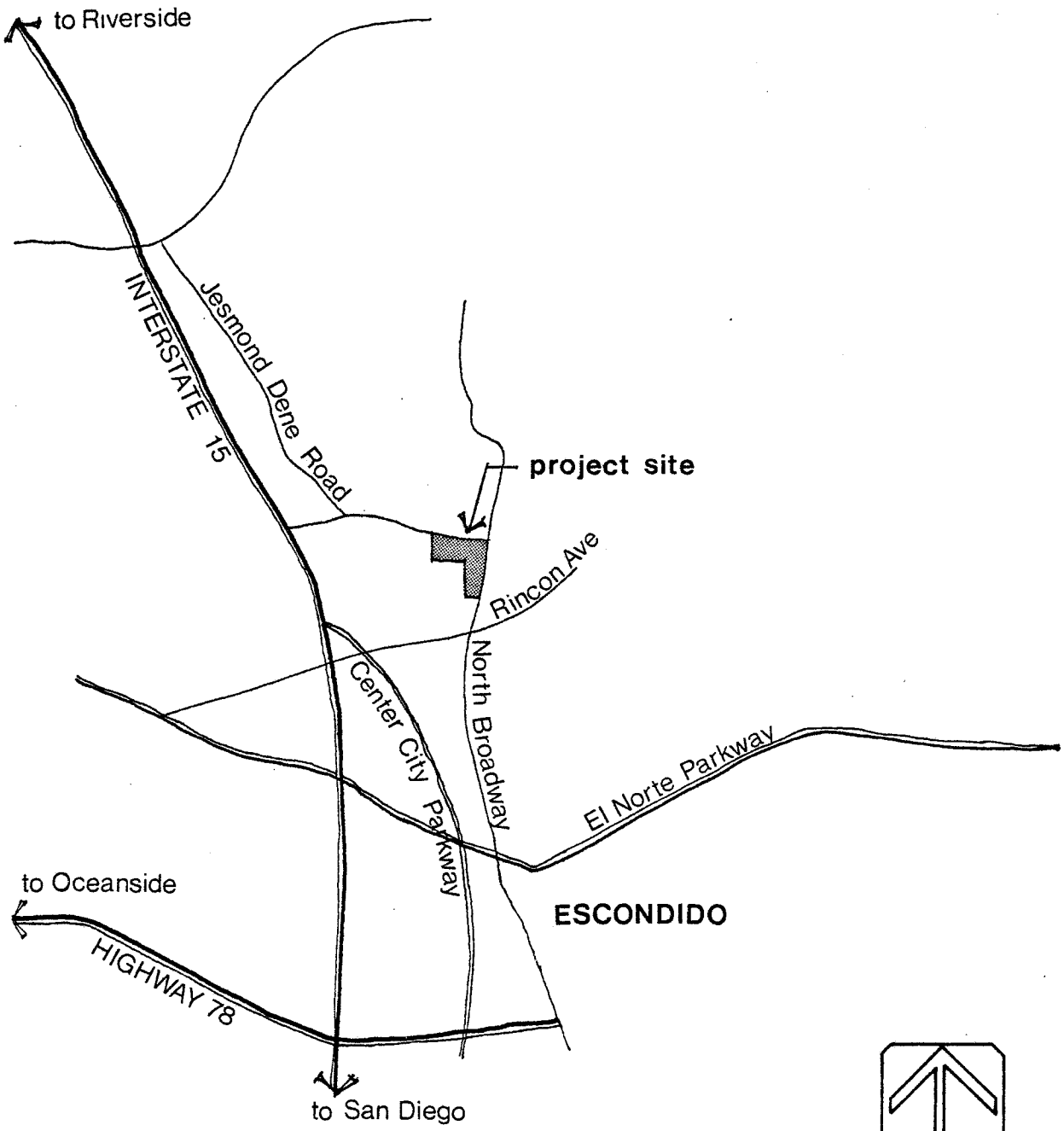


VICINITY MAP

INTRODUCTION

This report documents the planning process leading to the development of the Master Plan for Jesmond Dene Park site. It represents a comprehensive investigation and analysis of the site, an evaluation of present and future recreational needs of the Escondido community, and a design effort to maximize recreational use while maintaining the inherent scenic quality of the site.

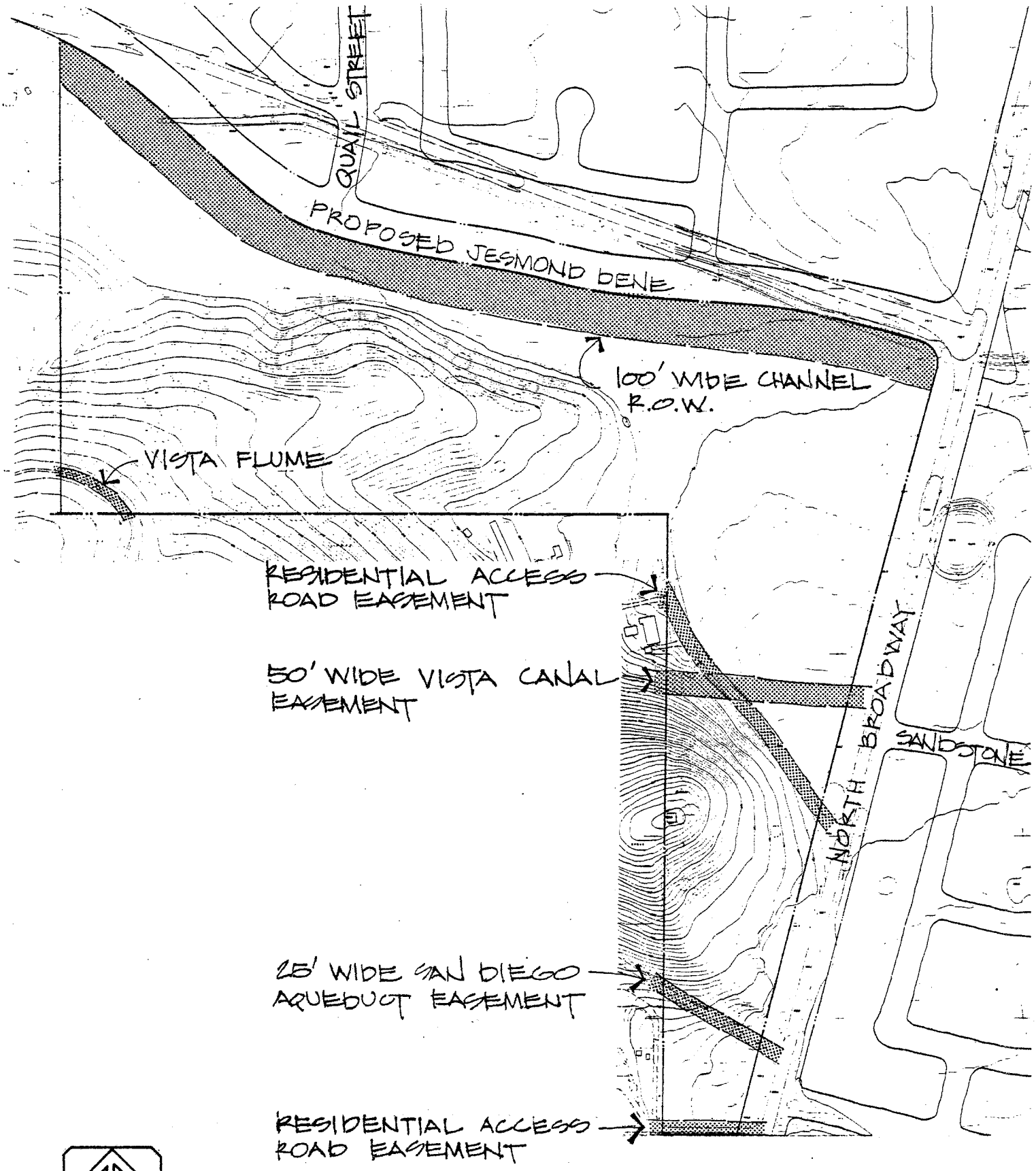
The plan and report as prepared by Boyle Architectural Associates for the city of Escondido are to be used as guidelines in the continued development of the park. The plan has two time frames—an overall "Master Plan" that views the park as it ultimately may become and an "Initial Development Concept" that is within current development budgets of the city.

Background

The city acquired the 38-acre park site as open space dedicated by the developer of the Oak Creek Development. Funding for the Master Plan and initial development of 9.4 acres is being completed with $300,000 from the San Diego County Park Land Dedication Ordinance (PLDO) Fund. The city of Escondido is responsible for necessary street and drainage improvements.

Boyle Architectural Associates was selected to develop the Master Plan for the park site. The scope of work has included:

1. Inventory of existing natural and man-made features of the site and evaluation of impact and development potentials.
2. Analysis of the hydrology, vegetation, soil, and spatial environment of the site.
3. Development of an area relationship study which established a general concept direction.
4. Preparation of a Preliminary Master Plan delineating activity areas, facilities, vehicular access, parking requirements, pedestrian circulation, plant material introduction and preservation, open areas and fringe buffer zones, water systems, utilities, landscape concept, and final area relationships/buildings and site uses.
5. Preparation of Final Master Plan clearly defining the design relationships with particular attention to specific areas such as the building complex, recreational facilities and restrooms. Plan includes all site uses, schematic landscape theme, building area relationships, phase implementation study with estimated construction costs, definition of park boundaries, parking areas, roads, paths, other circulation patterns, and drainage control measures.


QUAIL STREET
PROPOSED JESMOND DENE
100' WIDE CHANNEL R.O.W.
VISTA FLUME
RESIDENTIAL ACCESS ROAD EASEMENT
50' WIDE VISTA CANAL EASEMENT
NORTH BROADWAY
SANDSTONE
25' WIDE SAN DIEGO AQUEDUCT EASEMENT
RESIDENTIAL ACCESS ROAD EASEMENT
0 100 400
50 200

EASEMENTS

SITE INVENTORY

Utilities

Pipeline Easements

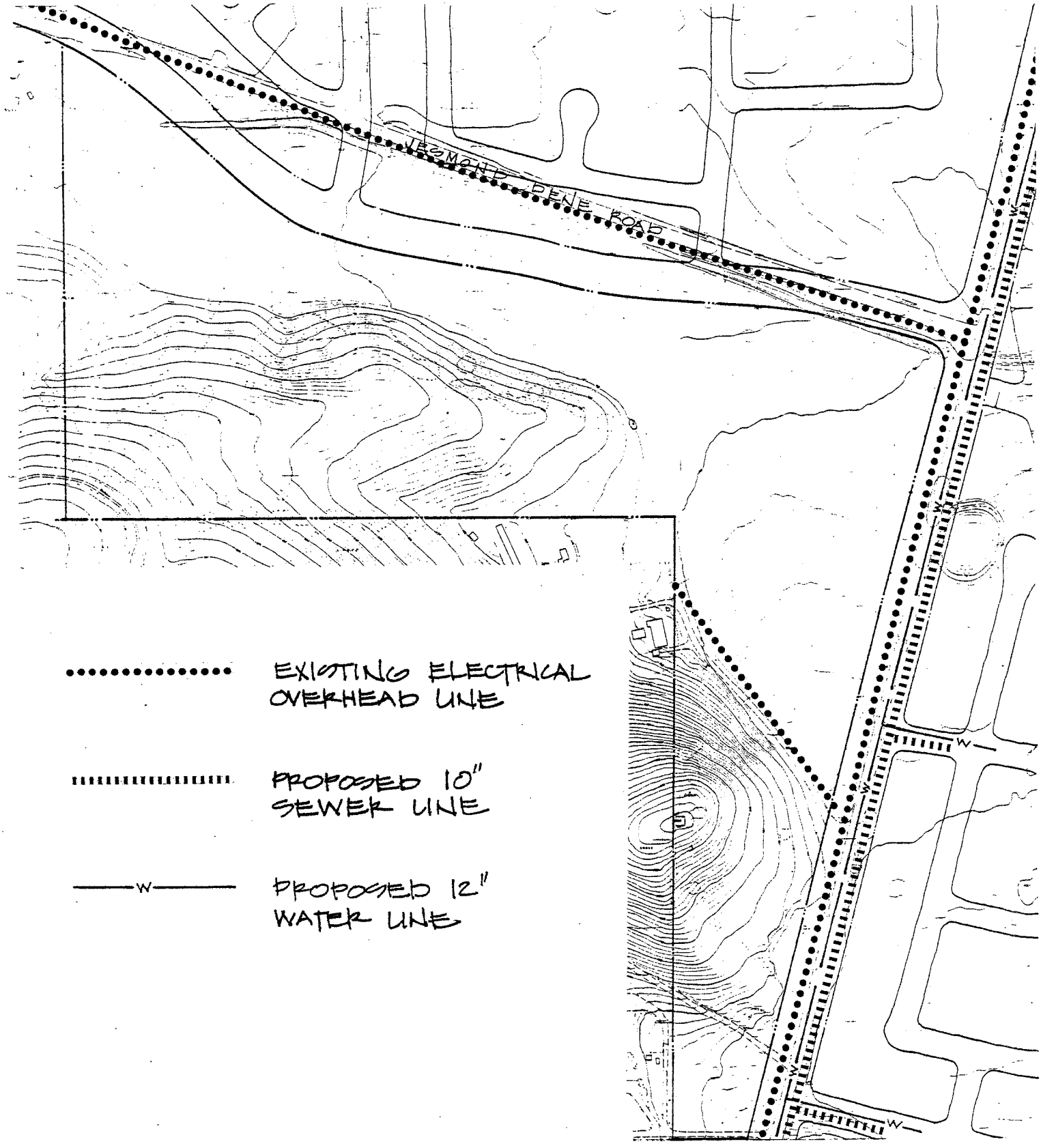
Two underground pipelines cross the southern section of the park site. The 36-inch diameter Vista Canal pipeline is at an approximate depth of 8' within a 50-foot wide easement. Restrictions permit construction up to the easement but allow no structures or trees to be placed directly over the easement. Roads are permitted, with the approval of the WaterAuthority. The second pipeline is part of the San Diego Aqueduct system. It has a 25-foot easement and lies approximately four feet below the surface according to records maintained by the San Diego County Water Authority. It carries the same restrictions regarding encroachment.

Water

The park will receive water from the city of Escondido. In order to serve the Oak Creek Development, a new 12-inch main will be extended to the south end of the existing main in North Broadway. The developer will provide a connection to this line.

Sewer

A 10-inch sanitary sewer main will be installed in North Broadway as part of the improvements to service the Oak Creek Development. Park facilities will tie into this city of Escondido line.



EXISTING ELECTRICAL OVERHEAD LINE

PROPOSED 10" SEWER LINE

PROPOSED 12" WATER LINE

0 100 400

50 200

UTILITIES

Telephone

Pacific Telephone has existing aerial lines serving the residences adjacent to the site. They will provide service to the Oak Creek Development. Park service will tie into either new or existing lines.

Electricity/Gas

San Diego Gas and Electric Company has indicated that electrical service for the Oak Creek Development is available from 12 KV distribution facilities emanating from Ash Street substation. A three-inch gas line runs within Broadway. San Diego Gas and Electric maintains that present gas and electric facilities should be adequate to serve the proposed development. They have no plans to expand these facilities in the near future. (G Section, Oak Creek Development E.I.R.)

Road Systems

North Broadway

The existing two-lane road will be upgraded as part of the Oak Creek street improvements, to a major street with a 102-foot right-of-way. It will have a median with turnouts, night lighting and, eventually, a signal at the intersection of Jesmond Dene Road (Northern Escondido Subarea Traffic Analysis, NESTA).

Jesmond Dene Road

Subject for realignment and widening with the Phase III development of Oak Creek

(1981), it is currently a two-lane road and will become a collector road with an 84-foot right-of-way. It runs from North Broadway to Interstate 15.

Quail Street

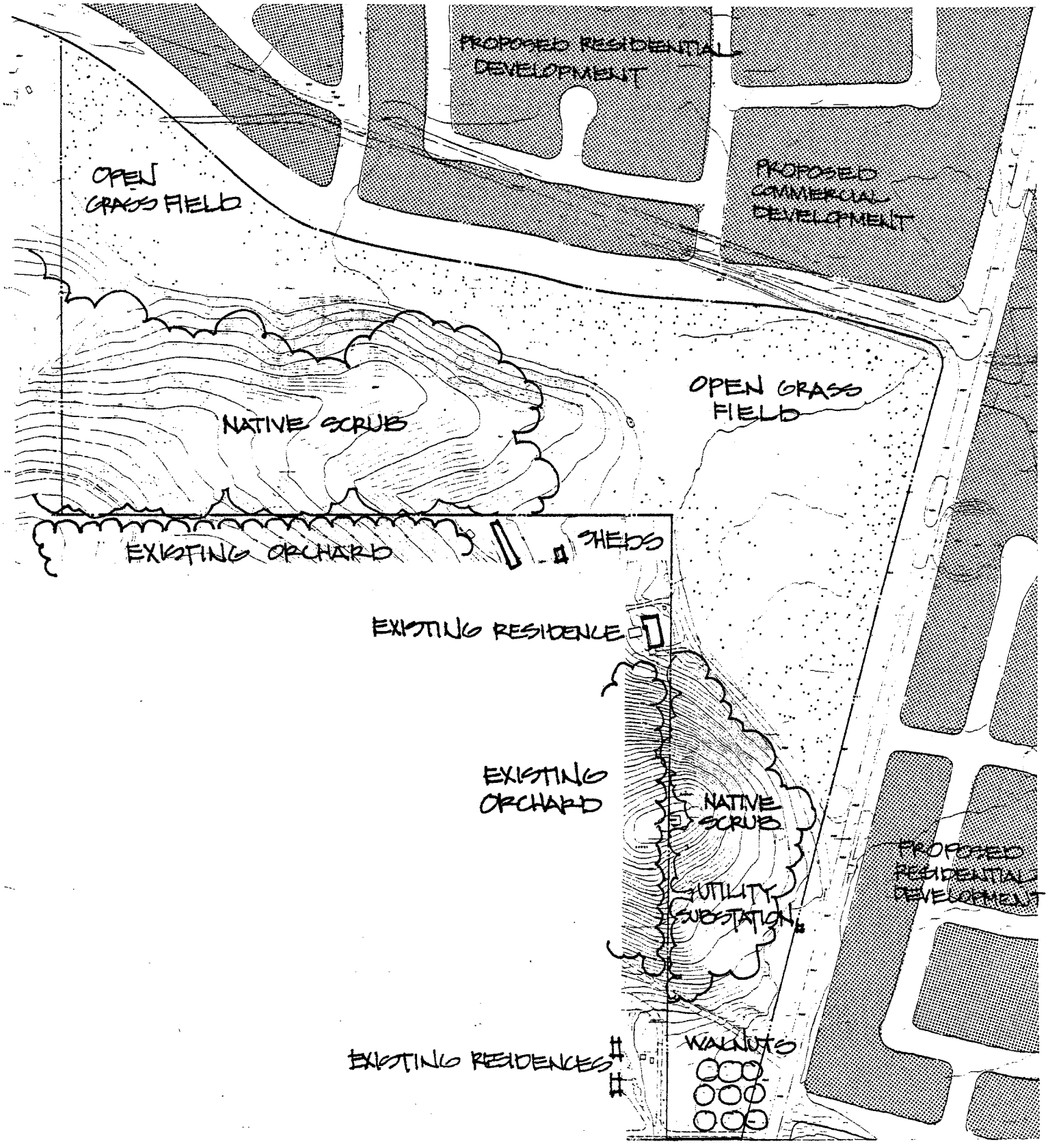
The existing residential street ties into Jesmond Dene Road directly north of the park site. The street is asphalt paved with no improved curbs, gutters or sidewalks. It will be upgraded and used as an entrance street into Phase III of the Oak Creek project.

Sandstone Street (Proposed)

This residential street will tie into North Broadway as an entrance to Phase I of Oak Creek. It appears that the main entry road into the park will be located at this intersection.

Land Use - Existing

The land to the north and east of the park site is primarily passive, open grass fields. Avocado and citrus orchards border the site directly to the south while undeveloped oak woodland and chapparal remain to the immediate west. A low density residential area is located northwest of the site on Quail Street. Scattered residences and miscellaneous farm structures are in proximity of the park site.


PROPOSED RESIDENTIAL DEVELOPMENT
OPEN GRASS FIELD
PROPOSED COMMERCIAL DEVELOPMENT
NATIVE SCRUB
OPEN GRASS FIELD
EXISTING ORCHARD
SHEDS
EXISTING RESIDENCE
EXISTING ORCHARD
NATIVE SCRUB
UTILITY SUBSTATION
PROPOSED RESIDENTIAL DEVELOPMENT
EXISTING RESIDENCES
WALNUTS
0
100
400
50
200

LAND USE

Land Use - Proposed

The land to the north and east is zoned for low density residential (3 dwelling units per acre). The Oak Creek Planned Development will transform this area to urbanized use and constitute further intensification of land use in the northern part of the city. A small commercial center is proposed at the northwest corner of the intersection of Jesmond Dene Road and North Broadway.

User Needs

According to the Escondido General Plan, there is a growing need for a community park in the North Broadway area. The area is experiencing rapid growth and there are no park facilities nearby for large groups or field games. With the development of Oak Creek, this demand for nearby recreational space can only grow. As stated in the Open Space/ Conservation Element of the General Plan, "....it is within the category of local parks that the greatest present and future need occurs."

With the expansion of the Little League program in Escondido comes the need for more regulation play facilities. The American Little League is currently using play fields that are used by other baseball/softball leagues in the city. There is some difficulty in scheduling and the quality of the fields appears to be declining due to excessive use. With the proposed addition of two regulation fields and a practice field, it appears the Little League will have sufficient facilities for its present program and possible expansion.

A bikeway master plan has been included in the General Plan for Escondido. With the development of a new residential area and an adjacent park, an extension of the bikeway system is expected. Therefore, the park will be designed with the use of bicycles in mind.

Another expressed user need from the Parks and Recreation Department is for a picnic area that can be reserved in advance for group use. It seems there are few places in Escondido for such planned activity.

Interest from nearby Escondido High School has been expressed in the form of a cross-country course that might be incorporated into the trail system of the park. The variety in terrain would easily lend itself to this special use.

SITE ANALYSIS

Hydrology

According to San Diego County Flood Plain maps, the park site is outside the 100-year flood plain that runs along Reidy Creek. An existing drainage channel along Jesmond Dene Road collects most of the site drainage. Under the proposed park development plan, the drainage channel would be realinged to allow for the future realignment of Jesmond Dene Road and tie into the improved Reidy Creek Channel. It would become the northern boundary of the park site.

Based on the Comparative Hydrologic Analysis for Von Seggern Property—Adjacent Watershed, April 1977 by Church Engineering and hydrologic methods specified by the county of San Diego, 1955 cfs is the predicted 100-year peak discharge for the Jesmond Dene Channel. If restricted to a 100-foot right-of-way with side slopes not exceeding 2:1 and channel slope equal to the slope of the existing ground (1.15%), it appears the grass-lined channel could have velocities in excess of eight feet per second. A maximum of six feet per second is recommended for Bermuda grass-lined channels. Possible design alternatives include:

1. The use of drop structures to flatten slopes.
2. Widening of the channel considerably to reduce velocities.
3. Use of rip-rap to provide erosion protection.

4. Use of a structural concrete channel which could withstand higher velocities.

5. Use of an underground structural concrete box that could extend through part or all of the park. Land above the box could be utilized in the park.

The City of Escondido Engineering Department evaluated these design alternatives and determined that the most practical design would be a gradual sloped grass-covered drainage channel with drop structures.

Site drainage will be accomplished by grading for sheet flow whenever possible. Where drain inlets are required, a system will be provided to collect runoff and direct it to the storm channel.

Topography

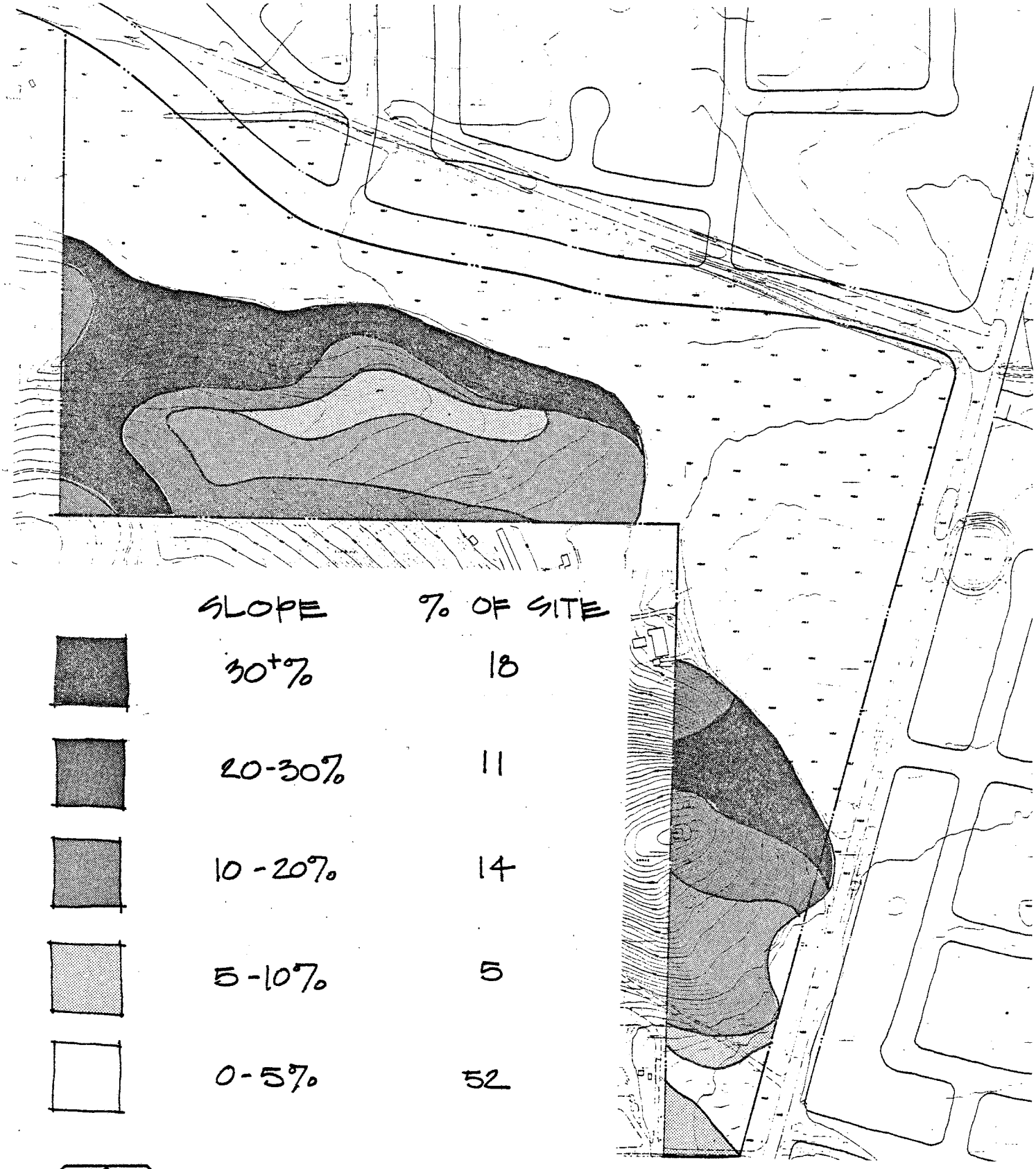
Elevations on the site range from 742 to 925 feet above sea level.

Approximately 52 percent of the site is relatively level with a slope of less than 5 percent. In 5 percent of the site, the grade ranges from 5 to 10 percent and 4 percent in the 10 to 20 percent slope range. In 11 percent of the site, grades are 20 to 30 percent, while 18 percent of the park site can be categorized as 30 percent slopes or greater.

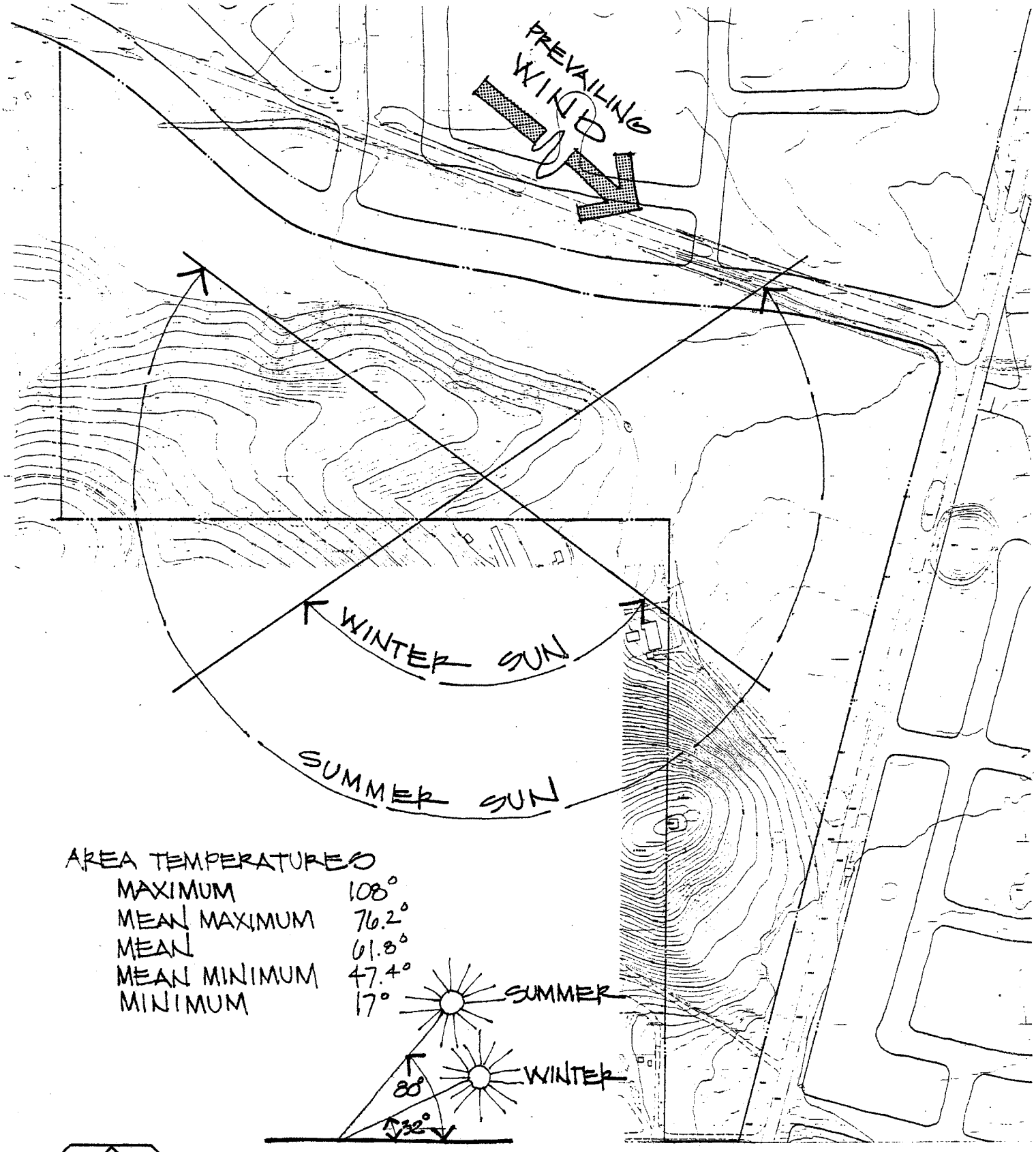
It would seem that roughly 60 percent of the site is usable with the remainder having limited use.

Soil

According to the environmental impact report for the Oak Creek Development, there are primarily two soil conditions found at the park site. Large segments of the flat area contain prime agricultural soil—Visalia Sandy Loam and Romona Sandy Loam, both of which are used for citrus and row crops. Upper soils may be high in sulfates due to previous use of the land as a dairy. The slopes consist of hard to very hard granodiorite bedrock. Any grading of the slopes would require moderate to heavy ripping or blasting. (Page 85 Oak Creek Development E.I.R.)



SLOPE ANALYSIS


PREVAILING WIND
WINTER SUN
SUMMER SUN
AREA TEMPERATURES
MAXIMUM 108°
MEAN MAXIMUM 76.2°
MEAN 61.8°
MEAN MINIMUM 47.4°
MINIMUM 17°
SUMMER
WINTER
80°
32°
0 100 400
50 200

CLIMATE

Vegetation

Chaparral

This major vegetative community is found on the steeper north-facing slopes south of Jesmond Dene Road. It covers an estimated 4.6 acres or 13.1 percent of the project site. The particular type of Chaparral present on-site is Mixed Chaparral (Thorne, 1976). This subcommunity of Chaparral is characterized by a mixture of large shrubs and many herbs. The Chaparral on-site varies in height from roughly four to ten feet. It is generally impenetrable and forms a natural barrier between differing land uses. The predominant species of this vegetative cover on-site includes Keckiella antirrhinoides, Adenostoma fasciculatum, Quercus dumosa, Rhus laurina, Mimulus puniceus, Cercocarpus minutiflorus, and Ceanothus tomentosus var. olivaceus (see Species List in Appendix). The understory of the Chaparral is composed of an assortment of grasses and forbs.

Southern Coastal Sage Scrub

A major vegetative community composed of low scrubs which are more widely spaced than those of the Chaparral. This community covers an estimated 10.7 acres or 30.6 percent of the project site. Thorne (1976) divides this community into three rather distinct phases. That phase present on-site is termed Island Sage Scrub. This phase is characterized by low species diversity compared to the other phases which are more coastal in their distribution. This vegetative cover is present on the ridgetops and more arid south-facing slopes. The species makeup consists predominantly of Artemisia californica and Eriogonum fasciculatum and an occasional Rhus laurina.

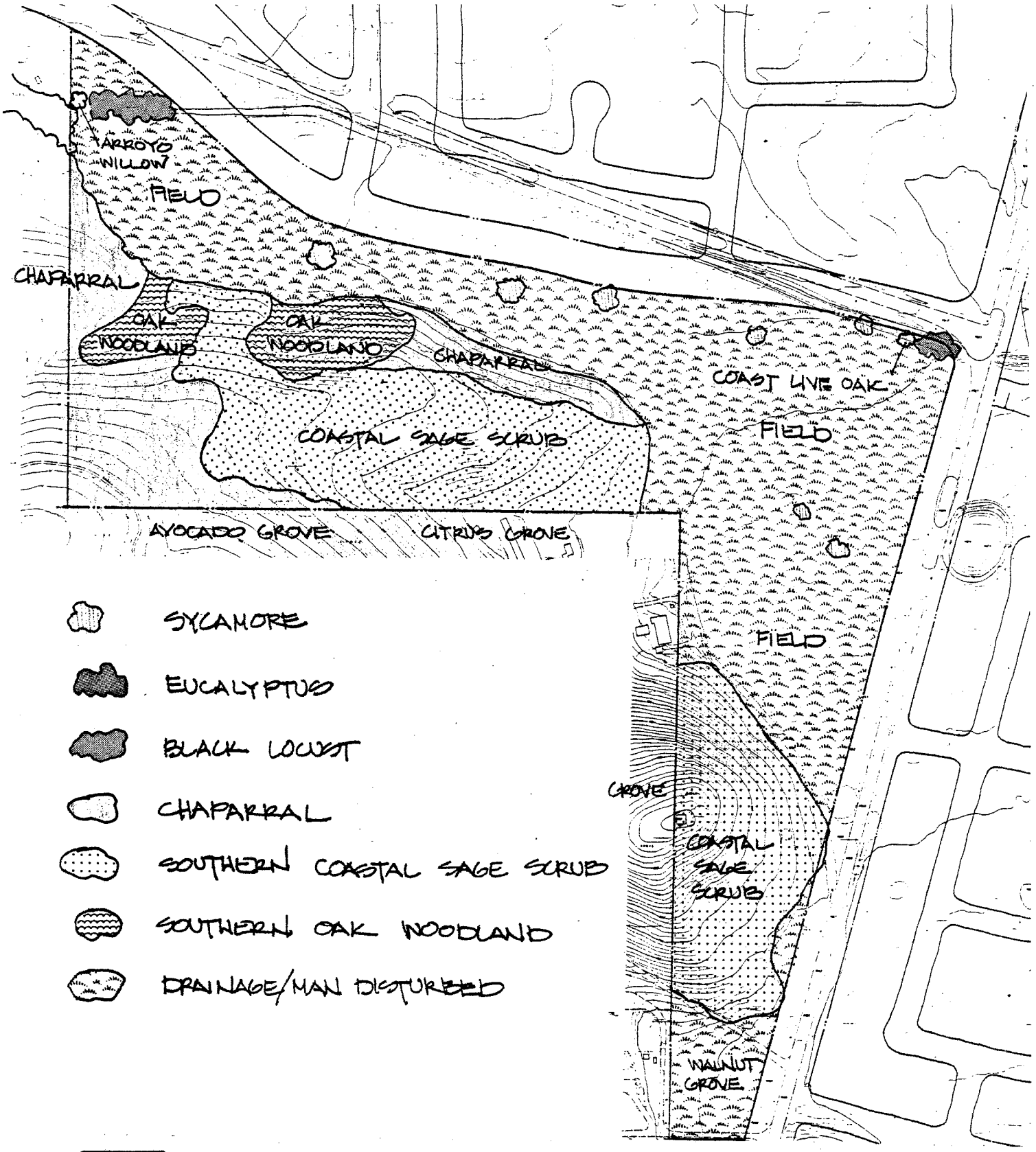
Southern Oak Woodland

This vegetative community is disjunct on-site, occupying two small areas in the western portion of the property totaling an estimated 1.5 acres. It is not well-developed or extensive on-site as is the case immediately adjacent to and west of the property. This community is characterized by coast live oaks (Quercus agrifolia). Some arboreal

scrub oak (Quercus dumosa) and Engelmann oak (Quercus engelmannii, possibly a hybrid specimen with Q. dumosa) contribute to the canopy of this small woodland element. The understory is made up of various chaparral species, poison oak, and a variety of grasses and forbs.

Drainage/Man-Disturbed

The remaining 18.2 acres or 52 percent of the property consists of man-disturbed land. The majority of this acreage includes a large field which occupies the level portions of the property. The field is not cultivated and is currently covered by an assortment of annual grasses and weedy species. Large western sycamores (Platanus racemosa) are scattered throughout the field. A walnut grove occupies a portion of a disturbed zone at the southern tip of the property.



EXISTING VEGETATION

Spatial Analysis

Bordered by two major roads and backdropped with hillside orchards and oak-covered slopes, the site seems to have natural potential for park development. The proposed residential development directly to the north and east will further define this park open space. Site landforms, such as knolls, small ravines, isolated level areas, and large open fields provide a spatial diversity that can promote a variety of recreational experiences.

From the higher slopes, unobstructed views over the site below and across the valley create an expanded sense of the park.

Traveling north on North Broadway, the major part of the site is visually blocked by a chaparral-covered slope descending to the roadway. Once beyond this slope, however, the site opens into full view. First seen is the broad, flat field which progressively narrows as it continues to the west end of the site. Gentle, grass-covered slopes steepen into high north-facing slopes along the south edge of the field. From Jesmond Dene Road, most of the site is visible with the exception of the small isolated area at the extreme southern end of the property.

The drainage channel along Jesmond Dene Road will tie into the greenbelt open space associated with the Oak Creek development of Reidy Creek. This may provide a secondary accessway to the park.

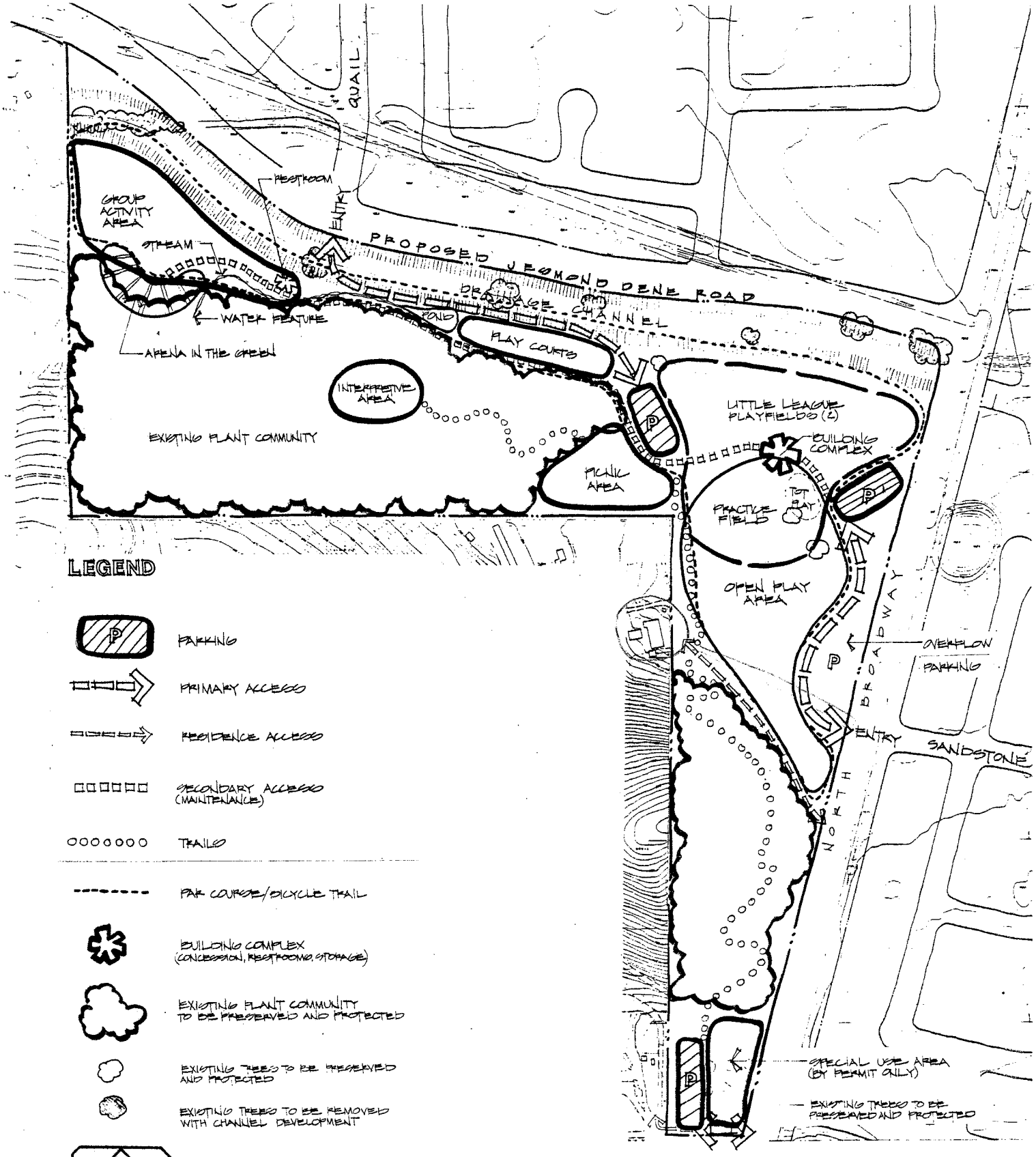
AREA RELATIONSHIP STUDY/ DESIGN CONCEPTS

Based on information gathered in the site inventory and analysis phases, preliminary design concepts for the park site were presented in the form of the Area Relationship Study. This study diagrammatically indicates approximate locations of the various proposed activity areas and the circulation system connecting them.

This Area Relationship Study has been particularly influenced by the spatial requirements of the proposed activities (baseball fields, basketball courts, parking) and the limited amount of usable space (48 percent of the site has a slope greater than five percent).

Vehicle/Pedestrian Access

Limiting automobile penetration to the edges of the park, thereby leaving the interior area free for pedestrian use, was a major design concept reflected in the Area Relationship Study. Parking has been provided near those areas of greater use with pedestrian/maintenance trails leading to other activity areas. Ingress and egress would be from both Jesmond Dene and North Broadway roads, though access via dip crossing at Jesmond Dene Channel may be seasonal.



AREA RELATIONSHIP STUDY

A separate entry drive and parking area is required for the isolated special use area at the southernmost end of the park site. It is, however, linked to the rest of the park by a hiking trail.

Group Activity Area

This area is intended to be somewhat removed from the central, active part of the park. The location prompts a more natural, passive type of recreation which could be further developed in the design phase. Primary access to the site is by pedestrian trail though some vehicle access for unloading would be included. A hiking trail would tie this area with the hillside interpretive area. The grassy hollow adjacent to the open field could be developed as an informal staging area. Restroom facilities would be included nearby making this area usable for large gatherings or overnight group use.

Interpretive Area

The hillside location with a sweeping view of the valley and surrounding hills makes it a natural site for interpretive vista use. Access to this area would be restricted to pedestrians. A trail would link this area with the group activity area to the west and the picnic area to the east.

Special Use Area

This area is isolated from the rest of the park by the nature of the topography. Fronting North Broadway, it has easy access and would seem to be a good location for a reservable, special use area. Restrooms and parking would be necessary to accommodate users.

Play Fields

Sun and night lighting orientation were two key factors in determining the placement of the regulation Little League baseball fields. Ideally, the fields should be aligned toward the northeast to avoid late afternoon sun in the batter's eyes. Likewise, night lighting should be directed away from surrounding residences. By locating the fields in the northeast, near-level corner of the site opposite the commercial area the late afternoon sun can be avoided and the lights should not affect surrounding residences.

A large open play area just south of the regulation ball fields will accommodate a variety of planned or spontaneous sports activities. Picnic and tot play areas have been located adjacent to this grass area to encourage family or group use.

Building Complex

Ultimately the building complex may include a concession/restroom structure, and multipurpose recreation/storage facility. Grouped together near the play field and parking areas, this complex will serve the most active part of the park and visually aid in establishing a park center.

Play Courts

In an effort to centralize the active sports area of the park, the play courts are located near the ball fields. They are accessible by paved walks and parking is provided nearby.

Existing Plant Community

Areas indicated in the Area Relationship Study as existing plant communities are to remain undisturbed and protected during park construction. They contribute to the natural scenic quality of the park site and act as a buffer between user areas and neighboring properties.

MASTER PLAN

Vehicle/Pedestrian Access

The main park entrance will be from North Broadway Road at the intersection of the proposed Sandstone Street. The entrance road will be a two lane 22-foot wide asphalt road with two-way traffic. This roadway will terminate at one of two A.C. paved parking areas accommodating 36 cars each. Handicap parking and access will be provided. A grassed area between the entry road and North Broadway can be used for occasional overflow parking. In lieu of curbing, barriers will be used at road edge to control vehicle access.

Secondary vehicle access would be from Jesmond Dene Road at the intersection of Quail Street. The paved 22-foot wide access road would dip down into the channel and cross via a concrete culvert accommodating low summer water flow. The road would then branch serving both the parking area adjacent to the ball fields and the turnaround for unloading at the group activity area. Some parallel parking may be available along the road leading to the turnaround depending on the channel design and flow.

A 20-foot wide fire access way has been provided between the two parking areas for emergency access.

Paved parking and a 22-foot wide two-way access road will be required for the special use area at the southernmost part of the park site. A minimum of 16 stalls with handicap parking will be provided for group use.

A one-mile bicycle trail circles the site. It will be a 6-8-foot wide A.C. paved path. To cross the proposed stream at the group activity area, a wood bridge will be required. An unpaved jogging/pedestrian trail will parallel the bicycle route. A par course consisting of 10-17 exercise stations, would be located along this trail. Hiking trails leading to the interpretive and special use areas will be four feet wide and if required treated with soil cement.

Security lighting will be provided at major areas within the park and at the parking lots.

Play Fields

The two Little League play fields will be designed according to league standards and used for regulation play. They will include brick dust in-fields, grass outfields, backstops, dug-out/team bench areas, spectator bleachers, boundary and outfield fences, irrigation and night lighting.

The open grass field to the south of the ball fields will be equipped with a backstop for practice or softball use. No field lighting is proposed for this area. A tot lot and picnic area is located adjacent to this open play field. The tot area will be an enclosed sand area equipped with wood climbing structures, slides, balance beams, and small

swings. The picnic area will include tables on concrete slabs with barbecues and shared trash containers. Water hosebibs will be provided nearby for picnic use.

Play Courts

Two concrete basketball courts are proposed. They will be regulation size, striped, and have lighting for night play. Also included are two three-sided handball courts recessed into the hillside and lighted.

Group Activity Area

Intended to be more natural in character, this area would be maintained more as a meadow than a manicured turf area. Some picnic tables would be clustered at the edge of the open field. A grassy hollow or "arena-in-the-green" would be developed as an informal amphitheater area. It would require a minimal amount of clearing and grading. Seeding and irrigation would establish grass covered slope suitable for use by an audience.

A stream originating from a water feature has also been proposed for this area. The water feature could be a waterfall. The stream would continue along the toe of the slope and end at a small pond. The water could be recirculated or used for irrigation. Planting would be riparian in nature to emphasize the character of the stream.

Interpretive Area

The overview of the valley afforded at this location could promote some educational display or presentation explaining the geomorphic features seen. A shade structure could emphasize or frame those views worth consideration. It might also provide a welcomed rest stop for those hiking along what might be developed as a nature trail.

Special Use Area

Basically, this area would be developed as a small picnic area furnished with clustered tables, a group barbecue, trash containers, hosebib, and nearby restrooms. Existing healthy walnut trees would be retained to provide shade. Grading would be minimal to accommodate a horse shoe pitch and an open grass area. Planting would be used to screen the area from neighboring residences.

Landscape Development

Groves or masses of trees are recommended to define activity areas and direct views throughout the park. Species such as eucalyptus, sycamore, and oak, which are currently growing on or near the site would be selected. Near waterways, where a riparian character is appropriate willows, alders, sycamore, and bay would be used. To minimize maintenance and maximize security shrubbery plantings would be limited.

Ground cover would principally be turf with selected activity areas being regularly maintained. Other less active areas would be treated as meadows with periodic mowing and less frequent irrigation.

Architecture

The architecture would develop a strong character that complements the surrounding natural backdrop. This character would be consistent throughout all of the buildings of the park.

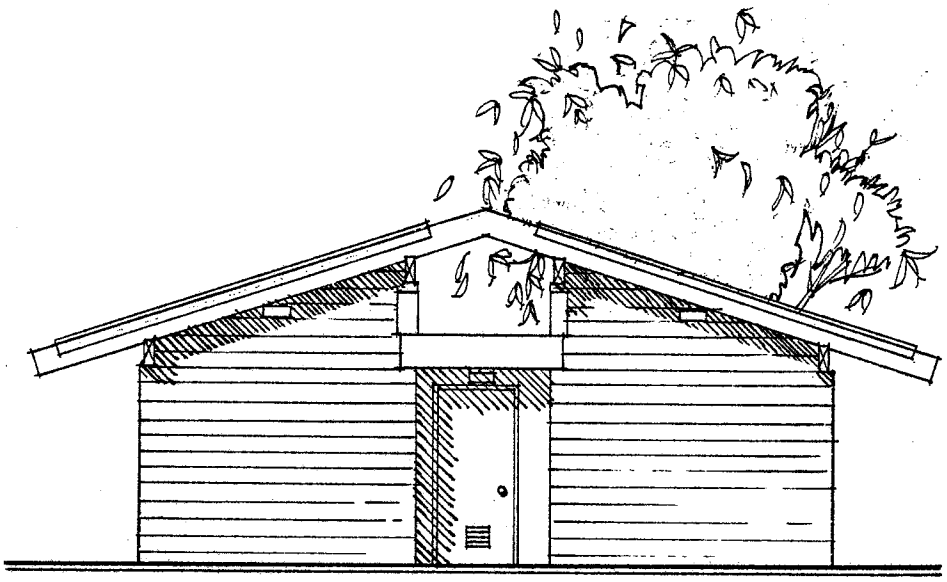
Restroom/Concession Facility

The restroom/concession facility would be located near the play fields with the concession stand visible from the playing area. The design would allow for natural ventilation and light, for energy conservation. The restroom facilities, approximately 450 SF, would include: two water closets and one lavatory on the women's side; and one water closet, one urinal, and one lavatory on the men's side. A plumbing chase would be provided for ease of maintenance and repairs, and to serve as storage space as well. Doors would lock open or closed to minimize vandalism. To permit hosedown restroom floors would slope to drain out entry. Materials would be chosen for durability and ease of maintenance.

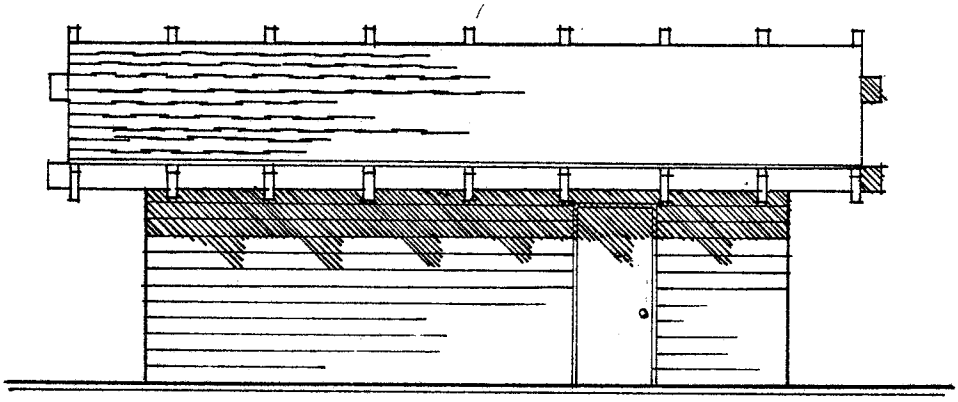
The concession stand, approximately 260 SF, would include: stainless steel countertops and serving areas for durability and easy maintenance, a large double sink for cleanup, shelf storage space and two large roll-up counter doors at serving areas.

Recreation Building

The future recreation building would include a large multi-purpose room for group activities (900 SF), a smaller meeting room (400 SF), a kitchen (200 SF), a storage room for recreational equipment (150 SF); restrooms, chair storage room, and janitor's closet.

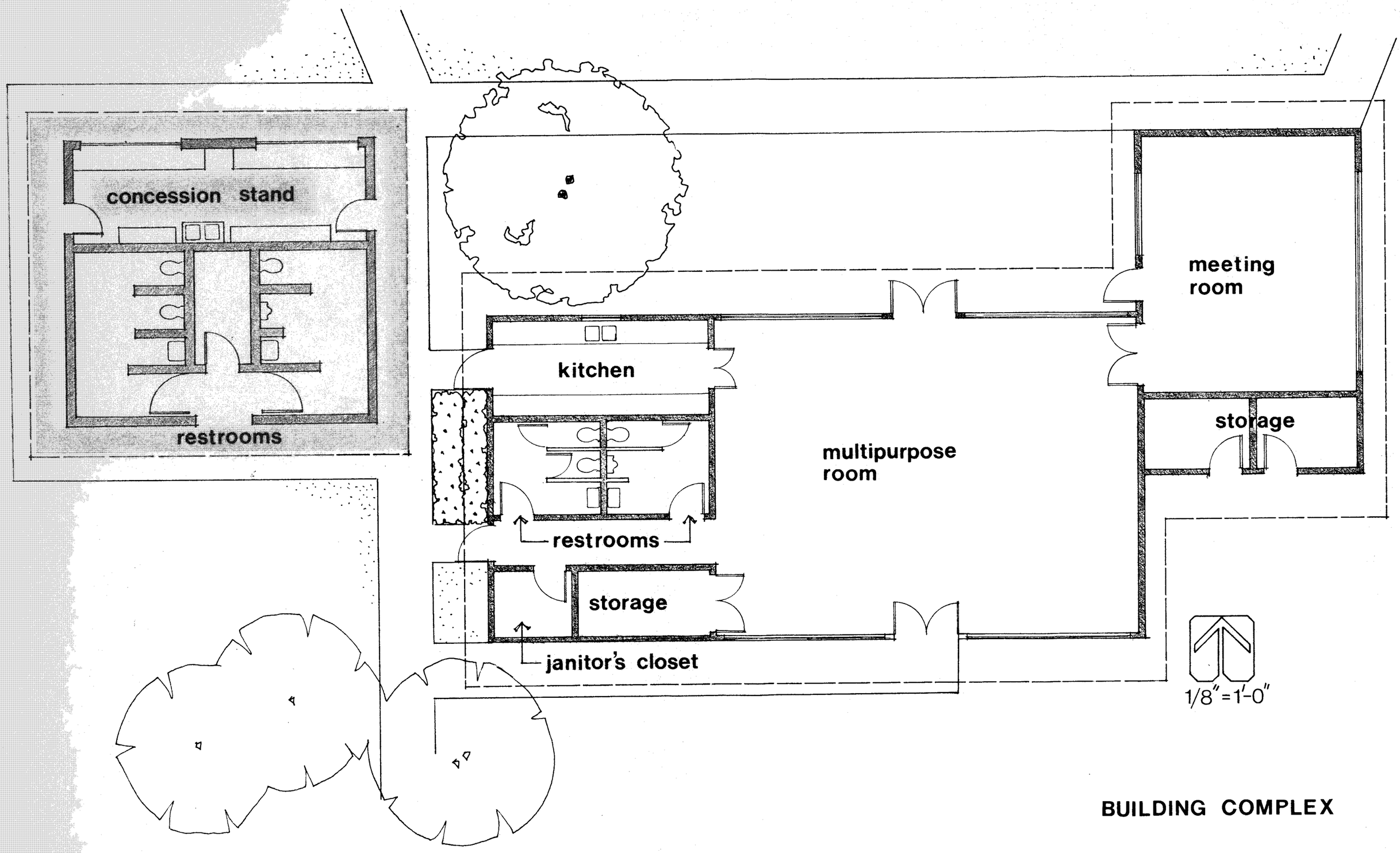


South Elevation



East Elevation

RESTROOM/CONCESSION BUILDING



BUILDING COMPLEX

DESIGN IMPLEMENTATION

Jesmond Dene Park site development is planned for phased implementation. The county funds budgeted for initial development total $300,000. Initial construction will be focused to the more active Little League/building area and include clearing, grading, drainage, water and sewer, development of two lighted regulation playfields, restroom, one parking lot and gravel entrance road, security lighting, landscaping and irrigation.

Future development must concentrate on completing the main activity area of the park. Construction of the open play area with tot lot and picnic facilities would immediately provide for family and group use and thus broaden recreational opportunities available at the park.

As future funds permit, development should be directed toward completing both the hiking and bicycling trails to provide access through the entire park area. The par course would be included in this pedestrian development. Play courts, picnic, group activity, and special use areas can be scheduled for development according to funds available and potential user demand. Development of the recreation building and office/storage facility would further define the park center and serve user needs while expanding the park program to include indoor recreational activities.

Secondary access and parking from Jesmond Dene Road should be developed in conjunction with street and drainage channel improvements.

If funds and municipal or district water are available it is recommended that the water feature, stream and pond be developed at the final stage of design implementation for the park. This development is somewhat of an extra and is not considered a necessity. However, it would contribute to the overall scenic quality and diversity of the site and consequently enhance the recreational experience.

JESMOND DENE PARK SITE
ESTIMATED CONSTRUCTION COSTS
TOTAL PROJECT DEVELOPMENT

DESCRIPTION	UNIT	QUANTITY	COST
SITE WORK			
Clearing	SF	512,700	20,500
Rough Grading	SF	512,700	56,500
Drainage	LS	Allot	53,000
			$130,000
UTILITIES			
Water Service w/ Fire Hydrant	LF	300	8,000
Sewer	LS	Allot	10,000
			$ 18,000
ELECTRICAL			
Little League Field Lighting	LS	Allot	60,000
Basketball Courts	LS	"	25,000
Handball Courts	LS	"	15,000
Security Lighting	LS	"	10,000
Misc. Feeders, Transformers	LS	"	12,000
Buildings	LS	"	8,000
			$130,000
CIRCULATION			
Parking/AC Paving	SF	27,720	41,600
Roads	LS	Allot	85,400
Bridge Crossing	LS	"	5,500
Trails	LF	7,570	28,500
			$161,000

JESMOND DENE PARK SITE
ESTIMATED CONSTRUCTION COSTS
TOTAL PROJECT DEVELOPMENT

DESCRIPTION	UNIT	QUANTITY	COST
IRRIGATION			
Water Meter			
P.O.C./Backflow Preventer	EA	1	3,000
Irrigation	EA	1	2,800
Little League Building Area	SF	141,475	35,400
Open Play Field	SF	191,025	47,700
Group Activity Areas	SF	92,000	23,000
Special Use Area	SF	47,775	12,000
Other	SF	40,425	10,100
			$134,000
AMENITIES			
Little League Playfields	EA	2	53,000
Basketball Courts	EA	2	20,200
Handball Courts	EA	2	40,000
Drinking Fountains	EA	3	2,200
Trash Containers	EA	15	1,500
Picnic Units	EA	35	13,200
BBQ Units	EA	20	2,000
Tot Lot	LS	Allot	8,000
Par Course	LS	"	4,000
Interpretive Lookout	LS	"	10,000
Bike Racks	LS	"	900
Pond/Stream	LS	"	15,000
Water Feature	LS	"	10,000
			$180,000
LANDSCAPING			
Trees	LS	Allot	22,100
Turf - Hydroseed	SF	472,275	23,600
Erosion Control	SF	40,425	2,100
Soil Prep.	SF	472,275	47,200
			$ 95,000

JESMOND DENE PARK SITE
ESTIMATED CONSTRUCTION COSTS
TOTAL PROJECT DEVELOPMENT

DESCRIPTION	UNIT	QUANTITY	COST
ARCHITECTURAL			
Restroom/Concession	SF	710	53,500
Multipurpose Recreation Building	SF	1,650	107,000
Concrete Paving	SF	4,000	10,000
Restrooms (2)	SF	900	67,500
			$238,000
		Subtotal	1,086,000
		Environmental Channel	445,000
			1,531,000
		Contingency	153,000
			1,684,000
		O & P	202,000
		Total	$1,886,000

Capital cost is estimated at May 1980 ENR of 3147

JESMOND DENE PARK SITE
ESTIMATED CONSTRUCTION COSTS
INITIAL PROJECT DEVELOPMENT

DESCRIPTION	UNIT	QUANTITY	COST
SITE WORK			
Clearing	SF	332,500	13,300
Rough Grading	SF	332,500	36,500
Drainage	LS	Allot	10,200
			$ 60,000
UTILITIES			
Water	LF	400	4,000
Sewer	LF	410	6,500
			$ 10,500
ELECTRICAL			
Basketball Field Lighting	LS	Allot	60,000
Misc. Feeders, Transformers	LS	"	12,000
Buildings	LS	"	8,000
			$ 80,000
CIRCULATION			
Parking, Gravel Entrance Road	SF	38,250	12,000
IRRIGATION			
Little League Building Area	SF	141,475	35,400
AMENITIES			
Little League Fields	LS	Allot	53,000
Misc. Play/Picnic Equip.	LS	Allot	10,000
			$ 63,000

JESMOND DENE PARK SITE
ESTIMATED CONSTRUCTION COSTS
INITIAL PROJECT DEVELOPMENT

DESCRIPTION	UNIT	QUANTITY	COST
LANDSCAPING	SF	141,475	22,600
ARCHITECTURE			
Restroom/Concession	SF	710	53,500
		Subtotal	337,000
		Contingency	27,000
			364,000
		O & P	36,000
		Total	$400,000

Capital cost is estimated at May 1980 ENR of 3147

APPENDIX

Floral Species List[1]
North Broadway-Jesmond Dene Road Park Site
Escondido, April 1979

Family/Scientific Name	Common Name	Status[2]	Habitat[3]
Dicotyledoneae			
Anacardiaceae-Sumac Family			
Rhus laurina	Laurel Sumac	N	C,S
Toxicodendron diversilobum	Poison Oak	N	O,C
Apiaceae (Umbelliferae)-Carrot Family			
Apiastrum angustifolium	Wild Celery	N	C
Apium graveolens	Celery	I	D
Conium maculatum	Poison Hemlock	I	D,M
Foeniculum vulgare	Sweet Fennel	I	M
Sanicula crassicaulis	Yellow-flowered Snakeroot	N	C
Asteraceae (Compositae) - Sunflower Family			
Ambrosia psilostachya var californica	Western Ragweed	N	M
Artemisia californica	California Sagebrush	N	S,C
Artemisia douglasiana	California Mugwort	N	D
Baccharis glutinosa	Mule Fat	N	D
Centaurea melitensis	Tocalote	I	M
Cirsium occidentale	Western Thistle	N	M
Cnidus benedictus	Blessed Thistle	N	O
Conyza canadensis	Horseweed	N	M
Corethrogyne filaginifolia var. virgata	Corethrogyne	N	S
Cynara scolymus	Cultivated Artichoke	I	M
Eriophyllum confertiflorum	Yellow Yarrow	N	C
Gnaphalium beneolens	Fragrant Everlasting	N	C
Gnaphalium californicum	California Everlasting	N	C,O
Haplopappus squarrosus ssp. grindelioides	Goldenbush	N	S
Hedynois cretica	Hedynois	I	M
Heterotheca grandiflora	Telegraph Weed	N	M
Lactuca serriola	Prickly Lettuce	I	M
Matricaria matricarioides	Pineapple Weed	I	M
Perezia microcephala	Sacapellote	N	C,O
Solidago californica	California Goldenrod	N	O
Senecio vulgaris	Common Groundsel	I	S
Sonchus asper	Prickly Sow Thistle	I	M
Sonchus oleraceus	Sow Thistle	I	M

Family/Scientific Name	Common Name	Status	Habitat
Styocline gnaphalioides	Everlasting Nest-Straw	N	S
Tragopogon porrifolius	Salsify	I	S
Xanthium strumarium	Cocklebur	N	M
Boraginaceae-Borage Family			
Amsinckia intermedia	Yellow Fiddleneck	N	M
Plagiobotrys sp.	Popcorn Flower	N	S
Brassicaceae (Cruciferae)-Mustard Family			
Brassica geniculata	Perennial Mustard	I	M
Raphanus sativum	Wild Radish	I	M
Caprifoliaceae-Honeysuckle Family			
Lonicera subspicata var. *denudata*	Chaparral Honeysuckle	N	C
Sambucus mexicana	Elderberry	N	C
Caryophyllaceae-Pink Family			
Cerastium glomeratum	Mouse-Eared Chickweed	I	C
Silene gallica	Windmill Pink	I	S
Stellaria media	Common Chickweed	I	C,O
Chenopodiaceae-Goosefoot Family			
Chenopodium californicum	California Pigweed	N	C
Salsola iberica	Russian Thistle	I	M
Convolvulaceae-Morning-Glory Family			
Calystegia macrostegia	Chaparral Morning-Glory	N	C,S
Cucurbitaceae-Gourd Family			
Marah macrocarpus	Wild Cucumber	N	C
Fabaceae (Leguminosae)-Pea Family			
Astragalus didymocarpus var. *didymocarpus*	Twin Locoweed	N	S
Lathyrus laetiflorus ssp. *alefeldii*	Wild Sweet Pea	N	C
Lotus micranthus	Grab Lotus	N	S
Lotus scoparius	Deerwood	N	S
Meliotus indicus	Yellow Sweet Clover	I	M
Robinia pseudo-acacia	Black Locust	I	M
Trifolium tridentatum	Tomcat Clover	N	C
Vicia sativa	Spring Vetch	I	C
Vicia villosa	Winter Vetch	I	C
Fagaceae-Beech Family			
Quercus agrifolia	Coast Live Oak	N	O
Quercus dumosa	Scrub Oak	N	O,C
Quercus engelmannii	Engelmann Oak	N	O
Geraniaceae-Geranium Family			
Erodium botrys	Storks bill	I	M
Erodium cicutarium	Red-stem Filaree	I	S,M
Hydrophyllaceae-Waterleaf Family			
Eucrypta chrysanthemifolia	Common Eucrypta	N	C,O
Phacelia sp.	Phacelia	N	C
Pholistoma auritum	Common Fiesta Flower	N	O

Family/Scientific Name	Common Name	Status	Habitat
Juglandaceae-Walnut Family			
Juglans sp.	Walnut	I	M
Lamiaceae (Labiatae)-Mint Family			
Marrubium vulgare	Horehound	I	M
Salvia apiana	White Sage	N	C
Salvia columbariae	Chia	N	C
Salvia mellifera	Black Sage	N	C
Scutellaria tuberosa	Skullcap	N	C
Malvaceae-Mallow Family			
Malva parviflora	Cheeseweed	I	M
Sidalcea malvaeflora	Checkers	N	O,C
Myrtaceae-Myrtle Family			
Eucalyptus globulus	Blue Gum	I	M,D
Onagraceae-Evening Primrose Family			
Oenothera hookeri	Tall Yellow Evening Primrose	N	M,D
Paeoniaceae-Peony Family			
Paeonia californica	Peony	N	C
Papaveraceae-Poppy Family			
Eschscholzia californica	California Poppy	N	S
Plantaginaceae-Plaintain Family			
Plantago major	Common Plantain	N	D
Platanaceae-Plane Tree Family			
Platanus racemosa	Western Sycamore	N	D,M
Polygonaceae-Buckweat Family			
Eriogonum fasciculatum	California Buckwheat	N	S
Rumex crispus	Curly Dock	I	D
Portulaceae-Purslane Family			
Claytonia perfoliata var. *clevelandii*	Miner's Lettuce	N	C,O
Primulaceae-Primrose Family			
Anagallis arvensis	Pimpernel	I	M,S
Dodecatheon clevelandii var. *clevelandii*	Shooting Star	N	S
Ranunculaceae-Crowfoot Family			
Ranunculus hebecarpus	Pubescent-Fruited Buttercup	N	C,O
Thalictrum polycarpum	Meadow Rue	N	C,O
Rhamnaceae-Buckthorn Family			
Ceanothus tomentosus var. *olivaceus*	Coast Blue Lilac	N	C
Rhamnus crocea	Redberry		
Rosaceae-Rose Family			
Adenostoma fasciculatum	Chamise	N	C
Cercocarpus minutiflorus	San Diego Mountain Mahogany	N	C
Potentilla glandulosa	Common Potentilla	N	O
Rubiaceae-Madder Family			
Galium aparine	Catchweed	I	C,O

Family/Scientific Name	Common Name	Status	Habitat
Galium angustifolium	Bedstraw	N	
Salicaceae-Willow Family			
Salix lasiolepis	Arroyo Willow	N	D
Salix lasiandra	Yellow Willow	N	D
Saxifragaceae-Saxifrage Family			
Lithophragma affine sp. *affine*	Woodland Star	N	O
Scrophulariaceae-Figwort Family			
Keckiella antirrhinoides	Chaparral Beard-Tongue	N	C
Keckiella cordifolia	Heart-leaved Penstemon	N	C,O
Linaria canadensis	Toadflax	N	C
Mimulus puniceus	Red Bush Monkey Flower	N	C
Scrophularia californica	Coast Figwort	N	C
Solanaceae-Nightshade Family			
Datura meteloides	Jimson Weed	N	M
Nicotiana glauca	Tree Tobacco	I	M
Solanum douglasii	Douglas Nightshade	N	D
Solanum xantii	Purple Nightshade	N	C
Violaceae-Violet Family			
Viola pedunculata	Johnny Jump-Up	N	S,C
Monocotyledoneae			
Amaryllidaceae-Amaryllis Family			
Dichelostemma pulchella	Blue Dicks	N	S
Cyperaceae-Sedge Family			
Cyperus sp.	Cyperus	N	D
Iridaceae-Iris Family			
Sisyrinchium bellum	Blue-Eyed Grass	N	S,C
Juncaceae-Rush Family			
Juncus bufonis	Toad Rush	N	D
Liliaceae-Lily Family			
Clorogalum pomeridianum	Soap Plant	N	C
Poaceae (Gramineae)-Grass Family			
Arundo donax	Giant Reed	I	D
Avena barbata	Slender Oat	I	M
Bromus diandrus	Ripgut Grass	I	M
Bromus mollis	Soft Grass	I	M
Bromus rubens	Red Brome	I	M
Elymus condensatus	Giant Wild Rye	N	C,O
Festuca myuros	Rattail Fescue	I	S
Hordeum geniculatum	Mediterranean Barley	I	M
Lamarckia aurea	Goldentop	I	M
Lolium temulentum	Darnel	I	M,D
Phalaris minor	Canary Grass	I	M
Polypogon monspeliensis	Rabbitfoot Grass	I	D
Stipa lepida	Foothill Needlegrass	N	C

1. Scientific nomenclature follows Munz (1974); common names follow Higgins (1949).

2. Status:
   - I Non-native, introduced, naturalized species
   - N Native species

3. Habitat:
   - C Chaparral
   - S Inland Sage Scrub
   - O Oak Woodland
   - D Drainage
   - M Man-disturbed, field

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