



Notice of Project in Your Neighborhood

PROJECT NAME: BUENA VISTA RESERVOIR SITE

LOCATION: 1605 BUENA VISTA WAY, CARLSBAD, CA 92008

The City of Carlsbad, in partnership with Lennar Homes, is proposing to construct a passive park at the existing 3.1 acre Buena Vista Reservoir site located at the above listed address. This public notice is to let you know that a development application for a Conditional Use Permit was submitted December 13, 2018, and is undergoing initial review by city staff.

The city notifies neighbors of projects like this so they have an opportunity to learn what is being proposed and bring up any questions or concerns with the project team. If you would like more information, please visit the below website to see drawings and color renderings of the proposed improvements:

Project Website: www.carlsbadca.gov/bvpark

PROJECT DESCRIPTION: The project proposes to remove the existing concrete reservoir and construct a new passive park. The design proposes to keep the existing water tank and associated infrastructure. The tank will be repurposed as an entry feature to honor the operational history of the site. The design includes a loop trail, a large turf area in the center of the park, and a children's play area with adjacent picnic pavilion which provides a gathering space for small groups. The southern portion of the park is anchored by Buena Vista Point (the high point of the site) which also includes a picnic area that offers various views of the Pacific Ocean. A dry creek bed and water quality basin, which respond to the site's natural topography, are located on the western edge of the park. Landscape areas line the loop trail, as well as a secondary trail in the western section of the park, of which includes various types of seating. These landscape areas also act as a buffer to the surrounding neighbors to provide privacy from park users. Privacy will also be provided through the addition of a 6' tall privacy fence, which will be located on the interior of the existing fencing, and a combination of evergreen trees and shrubs. Parallel parking is proposed on Buena Vista Way and accommodates 11 parking spaces.

Please keep in mind that this is an early public notice and that the project design could change as a result of further staff and public review and comment. A future public hearing notice will be mailed to you when this project is scheduled for public hearing before the Planning Commission.

Community & Economic Development
Planning Division

1635 Faraday Avenue | Carlsbad, CA 92008 | 760-602-4600 | 760-602-8560 fax

CONTACT INFORMATION: If you would like more information or would like to provide input on this project please contact:

Pam Drew, Project Planner
pam.drew@carlsbadca.gov or 760-602-4644
City of Carlsbad Planning Division
1635 Faraday Ave., Carlsbad, CA 92008

Mark Moss, Senior Project Manager
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Schmidt Design Group
1310 Rosecrans St. Suite G, San Diego, CA 92106.

FOR REFERENCE

PROJECT NUMBER: CUP 2018-0023

PARCEL NUMBER: APN: 156-200-16-00

Attachments: Site Plan



SYMBOL	DESCRIPTION
1	EXISTING CARLSBAD MUNICIPAL WATER DISTRICT FACILITY TO REMAIN
2	EXISTING CHAINLINK FENCE TO REMAIN
3	EXISTING WATER TANK TO REMAIN (REPURPOSED FOR PARKS/MANAGE)
4	EXISTING ADA RAMP TO REMAIN
5	PROPOSED CROSSWALK STRIPING
6	EXISTING CURB
7	PARALLEL PARKING STALL (TYP. OF 11)
8	PROPOSED ASPHALT PAVING
9	STORMWATER BASIN
10	VEGETATED SWALE
11	PEELER POLE FENCE
12	PLAYGROUND EQUIPMENT
13	EXISTING STREET LIGHT TO REMAIN
14	PROPOSED STREET LIGHT
15	CONCRETE WALK
16	DECOMPOSED GRANITE
17	PEDESTRIAN LIGHTING
18	6' LONG BENCH, TYPICAL OF 4
19	8' LONG PICNIC TABLE, TYPICAL OF 4
20	ADA ACCESSIBLE PICNIC TABLE, TYPICAL OF 2
21	CONCRETE STAIRS WITH HANDRAILS
22	REMOVABLE BOLLARDS, TYPICAL OF 4
23	8' WIDE VEHICULAR GATE
24	PROPOSED 6' TALL PRIVACY FENCE
25	BARK MULCH WITHIN CANID ENCLOSURE
26	BIKE RACKS, TYPICAL OF 4
27	OVERHEAD SHADE STRUCTURE
28	DRINKING FOUNTAIN
29	BARBECUE AND PREP TABLE, TYPICAL OF 2
30	TRASH AND RECYCLING RECEPTACLES, TYPICAL OF 4
31	ROUND PICNIC TABLE
32	ADA ACCESSIBLE ROUND PICNIC TABLE
33	RESILIENT PLAY SURFACING
34	SAND OR ENGINEERED WOOD MULCH
35	PROPOSED 6\" CONCRETE CURB
36	RELOCATED STOP SIGN
37	PROPOSED ADA RAMP
38	EXISTING TREE TO REMAIN

S-1.0

CITY OF CARLSBAD
PARKS & RECREATION DEPARTMENT

SITE PLAN
BUENA VISTA RESERVOIR SITE

SHEET 02

PROJECT NO. _____

DRAWING NO. _____



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REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL CIVIL ENGINEER

City of Carlsbad
Parks & Recreation Department