



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: December 22, 2017 REPORT NO: 105

ATTENTION: Park and Recreation Board
Agenda of January 18, 2018

SUBJECT: Rolando Park Elementary School - Joint Use Fields, General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Rolando Park Elementary School?

Director's Recommendation – Recommend approval of the proposed Rolando Park Elementary School GDP.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

- Chollas Lake Park Recreation Council

Fiscal Impact – The project consists of two fields, identified as East, West. The fields are separated by a steep slope. The estimated total cost for the design and construction of the West joint use field is approximately \$2,500,307. Bond funding from the San Diego Unified School District is in place and will provide for the design and construction of the East field. The Park and Recreation Department will provide funding for design and construction of the West field when funding becomes available.

Operation and maintenance of the joint use field s is estimated to be approximately \$54,098 per year starting in Fiscal Year 2019

Water and Energy Conservation Status – The proposed General Development Plan will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – The City of San Diego as Lead Agency under the California Environmental Quality Act (CEQA) submitted this project for Environmental Review. The Environmental review has determined that the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures). (cont.)

Rolando Park Elementary GDP

The project is located on developed decomposed granite recreation fields used by the school and is not sensitive for archaeological resources, no impacts to biological or paleontological resources will result. The exceptions listed in CEQA Section 15300.2 would not apply.

BACKGROUND:

Rolando Park Elementary School is located in the Rolando neighborhood of the Mid-City "Eastern Area" Community Planning Area. According to the City's population based park goals, the Mid-City Eastern Area is currently deficient in useable park area. Improving these fields will reduce the population based park deficit in this community.

This GDP proposes two separate Joint Use fields adjacent to the existing Rolando Park Elementary School. The East field, immediately adjacent to the school, is approximately 2.3 acres, total. The West Field is approximately 2.1 acres total. Both fields are currently developed decomposed granite recreation fields used by the school.

The GDP improvements propose revising the decomposed granite fields to natural turf and providing perimeter walking tracks at each field. In addition, the project will improve accessibility to the West field for users, maintenance, and emergency vehicles. The east field would provide ADA compliant parking and a path of travel to the right-of-way. In public meetings, the community asked for shade trees, picnic tables, seating areas and a water fountain. All those elements have been incorporated into the General Development Plan.

DISCUSSION:

On May 23, 2017 and July 25th, 2017 the Chollas Lake Park Recreation Council heard the General Development Plan presentation and asked for further information and/or revisions to the plans in response to community input. On August 22, 2017 the Chollas Lake Park and Recreation Council unanimously (6-0-0) approved the proposed Rolando Park Elementary School General Development Plan.

ALTERNATIVES

Approve the General Development Plan (GDP) as presented. Approve the GDP with recommendations for revisions. Do not approve the General Development Plan.

Respectfully submitted,

AP
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(bfk)
Attachment: Rolando Park Elementary General Development Plan

cc: Council District 4