

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: June 13, 2018

**REPORT NO. 101** 

ATTENTION: Park and Recreation Board Agenda of June 21, 2018

SUBJECT: HOLMES ELEMENTARY SCHOOL JOINT USE FACILITY GENERAL DEVELOPMENT PLAN

#### **SUMMARY**

<u>Issue:</u> Approval of the General Development Plan (GDP) for the Holmes Elementary School Joint Use Facility in the Clairemont Community.

<u>Director's Recommendation</u>: Recommend approval of the proposed General Development Plan (GDP) for the Holmes Elementary School Joint Use Facility in the Clairemont Community.

<u>Other Recommendations</u>: The following Recreation Council has reviewed and considered the proposed project. Actions taken and recommendations made are listed below.

On June 21, 2017, the North Clairemont Recreation Council voted (4–0–1) to recommend approval of the General Development Plan for Holmes Elementary School Joint Use Facility.

In a subsequent action, the North Clairemont Recreation Council voted (3-0-2) to recommend inclusion of a future comfort station to the General Development Plan for Holmes Elementary School Joint Use Facility.

Fiscal Impact:

I. Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the turf field and walking track improvements, is currently funded by the San Diego Unified School District (SDUSD) through the use of voter-approved Propositions S and Z bond funding.

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> II. Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$43,500. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

<u>Water and Energy Conservation Status</u>: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200–14.

<u>Environmental</u>: San Diego Unified School District (SDUSD or District), as Lead Agency under the California Environmental Quality Act (CEQA) has prepared an Initial Study (IS) for the Holmes Elementary School Joint Use Field Project (proposed project), pursuant to the CEQA (Public Resources Code [PRC], Division 13, Section 21000 et seq. [CEQA Statute] and the California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, Section 15000 et seq. [CEQA Guidelines]). Based on the IS, SDUSD determined that the proposed project would have no significant adverse impacts on the environment and a Mitigated Negative Declaration (MND) is appropriate. The District is providing public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations, as amended. Significant impacts were identified for the following resource categories; however, feasible mitigation measures have also been identified that would reduce impacts to below a level of significance: Biological Resources and Mandatory Findings of Significance.

#### BACKGROUND

This project provides for the design and construction of a new joint use facility at Holmes Elementary School which is located at 4902 Mt Ararat Drive within the Clairemont Community, Council District 6. The approval of this park will provide an additional approximately 2.96 acres of population-based park land in this park deficient community.

## DISCUSSION

The Holmes Elementary School Joint Use Facility is part of the 'Play All Day Parks Program', a partnership between the City and the SDUSD to expand the City's existing joint use parks program by adding over 45 new or expanded joint use facilities in the next 5–10 years. SDUSD is the Lead Agency directing the design and construction of the joint-use facility at Holmes Elementary School.

The General Development Plan (Attachment 1) will provide the following:

- Multi-purpose natural turf field (approximately 2.0 acres)
- 10' wide walking track
- District backstops
- Shade trees

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- Drinking fountain
- Fencing
- Future comfort station

SDUSD and the Planning Department conducted three public workshops with the community. The primary issues raised during the community input meetings were requesting additional amenities and closing the joint use field in the morning before school. A detailed response is included in the paragraphs below.

## Addition of Amenities

The community requested that shade trees and District backstops be provided within the joint use area. These items have been included in the scope of work for the first phase. They also identified locations where the Parent Teacher Association would like to provide a future school project within the joint use area. It was communicated to the community that all donated items must be approved by the District and will remain under District maintenance. A location for a future comfort station was also included on the GDP per the community's request.

<u>Closing the Joint Use Field in the Mornings before School</u> The school principal and community members requested that the joint use area at Holmes Elementary School be closed to the public in the morning before school to accommodate before school programs to alleviate potential drop off congestion. This will be reflected in Schedule C in the Joint Use Agreement.

Respectfully submitted,

Alyssa Muto Deputy Director, Planning Department

Prepared by: Shannon Seoggins Park Designer, Planning Department

(SS/ss) Attachments:

- 1. Holmes Elementary School Joint Use Facility General Development Plan
- cc: Honorable Councilmember Chris Cate, Council District 6 Herman Parker, Director, Park and Recreation Department Mike Hansen, Director, Planning Department Andrew Field, Assistant Director, Park and Recreation Department Kathy Ruiz, Deputy Director, Park and Recreation Department Jim Winter, Public Officer II, Park and Recreation Department



# COUNCIL DISTRICT

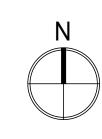
# COMMUNITY PLAN AREA

COUNCIL D		COMMUNITY PLAN AREA:										
					IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
DATE	ACTION	REFERENCE DOCUMENTS				QUANTITY	ITEM	QUANTITY	ITEM Q	QUANTITY	ITEM	QUANTITY
	SITE ACQUIRED	RESO. NO.	COST \$:	ACRES:	TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED		BACKSTOPS	EA.
		CIP NO.	J.O. NO.	DRWG. NO.	D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
		CIP NO.	J.O. NO.	DRWG. NO.	DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		CIP NO.	J.O. NO.	DRWG. NO.			POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.
		CIP NO.	J.O. NO.	DRWG. NO.								
		CIP NO.	J.O. NO.	DRWG. NO.								
		CIP NO.	J.O. NO.	DRWG. NO.							REVISION	

<u>SITE F</u>	PLAN KEYNOTES		
1	EXISTING PLAYGROUND	14	NEW TREES
2	EXISTING BUILDING	15 🔨	EXISTING GATE TO REMAIN
3	NATURAL GRASS FIELD	16	NEW LOCATION OF EXISTING BACKSTOP
4	10' WIDE DG WALKING/JOGGING TRACK	17 1	EXISTING PEDESTRIAN GATE TO REMAIN
5	JOINT USE PROJECT AREA	18	FUTURE TREES TO BE PROVIDED BY PTA
6	ACCESSIBLE ROUTE OF TRAVEL	19	FUTURE COMFORT STATION - PHASE 2 (TBD)
7	PROPERTY LINE		
8	NEW DRINKING FOUNTAIN (N.T.S.)		
9	— NEW 10' HIGH FENCE		
10 M	NEW 12' WIDE ACCESS GATE		
[11] — <del>×</del>	— EXISTING FENCE		
12	DG PAVING AREA		
13	EXISTING TREES		

SITE PLAN

1" = 50'-0"





6610 Nancy Ridge Drive, Suite 200 San Diego, California 92121 858/450-1003

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

The General Development Plan

# HOLMES ELEMENTARY SCHOOL

Joint Use Field

PSD (PSD #)

COORDINATES:

THOMAS BROTHERS PAGE: