



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: October 7, 2015

REPORT NO. 201

ATTENTION: Park and Recreation Board
Agenda of October 15, 2015

SUBJECT: SAN YSIDRO COMMUNITY PLAN UPDATE – RECREATION
ELEMENT

SUMMARY

THIS IS AN INFORMATION ITEM TO UPDATE THE PARK AND RECREATION BOARD ON THE SAN YSIDRO COMMUNITY PLAN UPDATE. NO ACTION IS REQUIRED ON THE PART OF THE PARK AND RECREATION BOARD AT THIS TIME.

BACKGROUND

A comprehensive plan update for the San Ysidro community began in June of 2010 to reflect current community conditions, improve mobility, and address quality of life issues. The plan update identifies village areas and promotes infill development by increasing residential and commercial opportunities through mixed use zones and higher intensities along the major corridors. The community strongly advocates for new and enhanced existing parks, better connectivity, enhanced gateways, and public signage. Community members are enthusiastic about an Intermodal Transit Center at the border and the opportunity for it to create a showcase international gateway. The update effort will rescind the San Ysidro Planned District Ordinance and replace it with citywide zones, and include a specific plan for the El Pueblito Viejo Village area.

A Community Plan Update Stakeholder Advisory Committee (Advisory Committee) was established as part of the plan update effort. The Advisory Committee consists of diverse representation from community planning group members, residents, property owners, business interests, local community organizations, and participating public agencies within the plan update boundary. City staff and the consultant team have met with the Advisory Committee regularly to gather community input on existing conditions, goals, land use, zoning and technical studies. Specific Advisory Committee meetings were held to address parks, recreation

and open space needs, opportunities, and community suggestions for potential new park sites. A three-day visioning charrette conducted in October 2010 included a neighborhood walk audit, and provided opportunities for residents to discuss community identity and needs, and develop goals for the plan update. Other public outreach efforts have included surveying San Ysidro families through the local schools and by attending community festivals. In addition, the Community Planning Group (CPG) provided input on specific topics related to the plan update and reviewed the discussion and public draft plans. The CPG formed special issue subcommittees including a zoning subcommittee, a mobility subcommittee, and an infrastructure and public improvements subcommittee, including parks and recreation, to discuss implementation measures of the new plan. On July 15, 2013 the CPG voted unanimously to support the reuse of the Old Fire Station #29 site on West San Ysidro Boulevard as a future pocket park or plaza. On November 26, 2013 staff conducted a plan update workshop with the Planning Commission. Most recently, on June 15, 2015, the CPG provided comments on the April 2015 Public Draft Recreation Element.

While the City's primary goal is to obtain land for population-based parks, in some communities where vacant land is not available or is cost-prohibitive, the General Plan allows for the use of park equivalencies to be determined by the community and City staff through a set of guidelines. San Ysidro is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. The draft Recreation Element recommends two equivalency sites in San Ysidro. One is the completion of planned improvements at the La Mirada Elementary School Joint Use Area. The other, a non-traditional park site, is development of the Beyer Boulevard Linear Park on undeveloped portions of the Metropolitan Transit System (MTS) right-of-way adjacent to the trolley tracks.

The draft Recreation Element includes specific goals and policy recommendations for addressing population-based park and recreation facilities, preservation of these facilities, accessibility to the facilities, and open space lands. Future park and equivalency sites, and the type of park amenities that will best serve San Ysidro, have been identified. These recommendations, along with the goals and policies of the General Plan, provide a comprehensive parks strategy intended to serve San Ysidro's recreational needs over the life of the plan.

DISCUSSION

Community Profile: San Ysidro is largely composed of residential and commercial uses. The residential neighborhoods are generally located in the northern area of the community, and the commercial uses closest to the international border. The residential neighborhoods are primarily built out with a mix of historic and older multifamily and single family homes and subdivisions, along with relatively newer infill multifamily and single family developments. Local serving retail and services are in close proximity and within walking distances. The southeast portion of the community is predominantly border and visitor serving commercial with smaller retail spaces and related lodging and services. At San Ysidro's southern edge lies the San Ysidro Land Port of Entry (LPOE), operated by U.S. Customs and Border Protection. West of Interstate 5 contains a commercial area with outlet retail, including the Las Americas Premium Outlets, along with older multifamily developments, a small industrial area, and the

newest single family subdivision built in 1995. Because of how San Ysidro has been divided, and its many decades of development, there is a wide diversity of building types, and property conditions.

General Plan Standards: The projected population for San Ysidro at full community development is anticipated to be 38,559. Therefore, according to General Plan guidelines for population-based parks and recreational facilities, the community should be served by a minimum of 107.97 useable acres of park land, 26,000 square feet of recreation center space, and three-quarters of an aquatic complex.

Existing and Proposed Parks: There are approximately 42.33 acres of existing population-based parks and an equivalency site within San Ysidro, consisting of San Ysidro Community Park; San Ysidro Athletic Area/Larsen Field; Coral Gate, Howard Lane, and Vista Terrace Neighborhood Parks; the Colonel Irving Salomon/San Ysidro Activity Center Mini Park; and the La Mirada Elementary School Joint Use Area.

Through the community plan update process, staff and community members have identified future park sites that include:

- Four neighborhood parks: Two on City-owned land (one is the expansion of Vista Terrace Neighborhood park); one on undeveloped San Ysidro School District property, and one on privately-owned property, both of which will require acquisition by purchase.
- Four mini parks: Each is on privately-owned property which will require acquisition by purchase.
- Seventeen pocket parks/plazas: Four are on City-owned land, and thirteen are on privately-owned property which will require acquisition by purchase.
- Non-traditional park site: Beyer Boulevard Linear Park, which is a proposed equivalency, on MTS land.

Existing and Proposed Recreation Centers and Aquatic Complexes: San Ysidro is fortunate to have a number of existing recreation centers:

- Cesar Chavez Recreation Center (12,997 square feet) is located in the San Ysidro Athletic Area/Larsen Field and contains a gymnasium, kitchen, multipurpose/meeting rooms and a staff office.
- Colonel Irving Salomon/San Ysidro Activity Center (13,976 square feet) is located in northern San Ysidro adjacent to the La Mirada Elementary School campus. It contains a gymnasium, two multipurpose rooms, two offices and a weight room.
- San Ysidro Recreation Center (7,854 square feet) and San Ysidro Senior Citizens Center (2,344 square feet) are both located in San Ysidro Community Park and are operated by Casa Familiar, a local, non-profit, community-oriented organization. The recreation center contains a gymnasium, a weight room, a meeting room, a kitchen and an office. The senior center contains a reception hall/meeting room, a kitchen, and an office.

Since the General Plan requires approximately 26,000 square feet of recreation center space at projected community development, and there is over 37,000 square feet of existing space, no additional recreation centers or expansion of existing facilities is proposed in the community

plan update. However, ADA/accessibility upgrades and various refurbishment improvements are proposed for all of the recreation center facilities.

A small swimming pool and pool house is located within Vista Terrace Neighborhood Park. Demolition of the existing facilities and provision of an expanded aquatic complex, which may include a larger swimming pool, pools for specialized uses, and support facilities including a pool house with locker rooms, showers and staff offices, is recommended.

Tijuana River Valley Regional Park (TRVRP): The TRVRP is an approximately 2,500 acre resource-based park adjacent to the western boundary of San Ysidro. It is managed by the County of San Diego Park and Recreation Department. Due to its close proximity, the TRVRP provides additional recreational opportunities for San Ysidro residents. The draft Recreation Element provides several strategies to maximize these opportunities, including recommendations to:

- Pursue an agreement with the County for joint use of the planned Tijuana River Valley Regional Sports Complex. This approximately 63 acre facility located on Sunset Avenue may include multiple soccer, baseball and multi-use sports fields, spectator seating, children's play areas, comfort stations and concession facilities.
- Pursue an agreement with the County for joint use of the extensive network of trails planned within the TRVRP. Trail amenities could include trailheads, staging areas, overlooks, interpretive exhibits, shade structures and exercise facilities.
- Create a link from San Ysidro to the TRVRP. This connection could be located within the Dairy Mart Ponds area or from the Camino de la Plaza right of way, to the existing trailhead at the intersection of Dairy Mart Road and Camino de la Plaza.

Park and Recreation Facilities Summary: Through this community plan update, City staff and community members have identified approximately 28.88 acres of new park land and park equivalency sites to meet the 107.97 acres of population-based parks needs. The 36.76 acres of population-based park deficit will need to be fulfilled in the future by land acquisitions, donations and/or park equivalencies. The Recreation Element identifies existing facilities and proposed projects that will provide for the community's recreation center and aquatic complex needs at full community development. These proposals represent significant achievements towards implementing the community's goals and needs. Staff will continue to work with community members to seek future opportunities for provision of parks and recreation facilities through potential land acquisitions, donations, grants and other funding sources for project implementation.

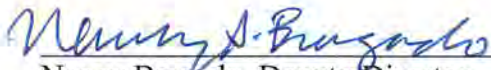
CONCLUSION

The draft update is currently being reviewed by the San Ysidro Community Planning Group for final input. Staff will continue to work with the planning group to incorporate their comments, as well as the Park and Recreation Board comments and future Planning Commission comments, into the draft community plan Recreation Element. Staff and the San Ysidro Community Planning Group will also work together on developing the Impact Fee Study (IFS) and reviewing the Draft Environmental Impact Report, which is scheduled to begin in fall 2015. It is anticipated that the adoption hearing process will begin mid-2016. The proposed community plan update will return to the Park and Recreation Board for a final recommendation

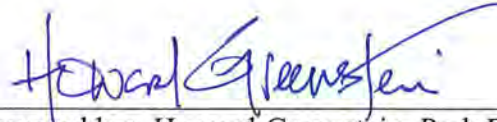
regarding the Recreation Element, and will then go to the Planning Commission for a recommendation, and to the City Council for adoption.

In order to assist staff in completing the draft Recreation Element for the San Ysidro Community Plan, input from the Park and Recreation Board, and the public, is requested and welcome.

Respectfully submitted,



Nancy Bragado, Deputy Director
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Prepared by: Howard Greenstein, Park Designer
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HG/hg

Attachments:

1. Draft San Ysidro Community Plan, Recreation Element

The complete April 2015 Public Review Draft San Ysidro Community Plan Update can now be accessed at the following website:

<http://www.sandiego.gov/planning/community/cpu/sanysidro/pdf/000fulldraftsanysidrocp2015%20%20%202.pdf>

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GOALS

- Preserve, protect, and develop public recreation opportunities and facilities throughout San Ysidro for all users.

PARKS AND RECREATION FACILITIES GOALS

- A sustainable park and recreation system that meets the needs of San Ysidro residents and visitors, which serves a variety of users, such as children, persons with disabilities, and the under-served teenage and senior populations
- Parks and recreation facilities that keep pace with the San Ysidro Community population growth through timely acquisition of available land and development of new facilities
- A program to increase the quantity and quality of parks and recreation facilities in San Ysidro through the promotion of alternative methods, such as park equivalences, where development of typical facilities and infrastructure may be limited by land constraints
- A network of parks and recreation facilities and open space areas that are linked by multiple modes of transportation, including public transit, bicycle and pedestrian routes, and trails

PRESERVATION GOALS

- Creation of a sustainable park and recreation system that meets the needs of San Ysidro residents by using “green” technology and sustainable practices in all new and retrofitted parks and recreation facilities

ACCESSIBILITY GOALS

- A comprehensive plan to enhance parks and recreation facilities in San Ysidro by optimizing access by foot, bicycle, public transit, automobile, and alternative modes of travel

- New recreation facilities that are accessible to the broadest population possible
- A balance of recreational facilities in the San Ysidro Community that are available for programmed and non-programmed uses

OPEN SPACE LANDS GOALS

- An open space system in the San Ysidro Community that provides for, preserves, and manages the significant natural and man-made resources, and enhances outdoor recreation opportunities
- New passive recreation and trails within the Open Space Lands of San Ysidro, with connections to Open Space Lands and Resource-based parks adjacent to San Ysidro

DISCUSSION

The San Ysidro Community Plan Recreation Element includes goals and policies addressing the following topic areas: Parks and Recreation Facilities; Preservation; Accessibility; and Open Space Lands. These policies, along with the broader goals and policies of the General Plan provide a comprehensive parks strategy intended to accommodate the community at full community development.

For additional park and recreation related policies cross reference SYCP Element Sections 4.5, 4.6, 4.8, 8.2, 8.5 and GP Element Sections UD- A, UD-E, RE-B, RE-C, RE-E, RE-F, CE-B, CE-H & CE-M.

“The availability, access, and the variety of parks, recreation, and green spaces are significant elements to improving the overall health and wellness of a community.”

- Antonio Martinez, San Ysidro School Board

7.1 PARKS & RECREATION FACILITIES

POPULATION-BASED PARKS AND RECREATION FACILITIES STANDARDS

The General Plan Recreation Element describes three categories of parks within the City of San Diego: Open Space Lands, Resource-based Parks, and Population-based Parks. (See Section RE-D, Open Space Lands and Resource-based Parks for descriptions.) Population-based parks and recreation facilities are typically located within close proximity to residents, and are intended to serve the daily recreational needs of the neighborhood within the San Ysidro Community. The General Plan standard is to provide a minimum of 2.8 usable acres of public park land per 1,000 residents.

Population-based parks consist of seven categories: 1) Major Parks; 2) Community Parks; 3) Neighborhood Parks; 4) Mini-Parks; and 5) Pocket Parks or Plazas; 6) Special Activity Parks, which are unique facilities that may serve multiple communities; and 7) Park Equivalencies. Descriptions for each of these categories can be found in the General Plan Recreation Element, Table RE-2, Parks Guidelines. Park Equivalencies allow for alternative methods to providing parks and recreation facilities and supplement the standard population-based parks. Park Equivalency categories include: 1) Joint-use facilities; 2) Trails; 3) Portions of Resource-based parks; 4) Privately-owned parks, with recreation easements; 5) Non-traditional Parks, such as rooftops or indoor facilities; and 6) Facility or Building expansion or upgrades.

The General Plan also establishes minimum guidelines for recreation centers and aquatic complexes based on population. A recreation center, typically 17,000 square feet in size, should be provided for every 25,000 residents and an aquatic complex should be provided for every 50,000 residents.

EXISTING AND FUTURE POPULATION-BASED PARKS AND RECREATION FACILITIES

The existing population-based park system, which serves the San Ysidro community, totals 35.28 usable acres of park land, three recreation centers, and one aquatics complex. At full community development, the projected population for the San Ysidro Community will be 38,559. Therefore, according to General Plan Guidelines for future population-based parks and recreation facilities, the following should be provided:

General Plan Guideline - Parks (2.8 acres/1,000 population): $.0028 \times 38,559 \text{ people} = 107.97 \text{ acres of population-based parks.}$

General Plan Guideline - Recreation Center (17,000 square feet) serves population of 25,000: $38,559 \text{ people} \div 25,000 \text{ people} = 1.54 \text{ Recreation Centers} \times 17,000 \text{ SF} = 26,220 \text{ square feet total.}$

General Plan Guideline - Aquatic Complex serves population of 50,000: $38,559 \text{ people} \div 50,000 \text{ people} = 0.77 \text{ Aquatic Complex.}$

While the City's primary goal is to obtain land for recreation facilities, alternative methods of providing recreation facilities need to be available to achieve city-wide equity where constraints may make meeting the General Plan guidelines infeasible. The use of Park Equivalencies is intended to be a part of a realistic strategy for the equitable provision of park and recreation facilities and are determined through a public process.

The San Ysidro Community is an urbanized community where park equivalencies are appropriate for satisfying some of the community's population-based park needs. The community and City staff identified and evaluated population-based park and recreation opportunities, as well as potential park equivalency sites for their recreational value; possible uses; and functions, public accessibility, and consistency with General Plan policies and guidelines. It was determined that a variety of sites and facilities within the San Ysidro community could serve as population-based parks or park equivalencies.

The following Table RE-1, Population-based Parks and Recreation Facilities Inventory and Recommendations, provides the existing and future parks, park equivalencies, and recreation facilities for San Ysidro (also see **Figure 7-1, Parks, Recreation Facilities, and Open Space**). The acreage figures represent existing and planned park sites anticipated at the time of adoption of the community plan. Acreages, descriptions and recommendations may be further refined over time without the need to amend the Community Plan.

Table 7-1: Population-based Parks and Recreation Facilities Inventory and Recommendations

PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
Community Parks				
San Ysidro Community Park	2.9	0.0	Existing community park with a recreation center, senior center, library, gymnasium, tennis and basketball facilities, tot lot, and landscaped/turf open area with picnic tables	Design and construct security lighting (all areas); upgrade children’s play area/ADA; and ADA/ accessibility and path of travel upgrades to the basketball courts, tennis courts, and parking lot.
San Ysidro Athletic Area/Larsen Field	17.09	0.0	Existing community park with a recreation center, multipurpose fields, children’s play areas, and picnic areas	Design and construct additional sports field lighting and security lighting; upgrade children’s play areas/ ADA; resurface and ADA/accessibility upgrades to the parking lots; a new comfort station; a new north-south walkway across the park; and upgrade the irrigation system and turf areas.

Table 7-1: Population-based Parks and Recreation Facilities Inventory and Recommendations

PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
Neighborhood Parks				
Beyer Park	0.0	5.0	Proposed neighborhood park on undeveloped City Park and Recreation Department property. This site has approximately 12.0 usable acres, which will be shared with Otay Mesa (5.0 acres San Ysidro and 7.0 acres Otay Mesa).	Complete the General Development Plan (GDP). Design and construct amenities such as: lighted multipurpose turf sports fields, a skate park, a lighted basketball court, children’s play areas, comfort station/concession building, picnic facilities (including picnic shelter, parking areas, viewpoints/overlooks and interpretive signage), bicycle lanes and bike racks, walkways, security lighting, landscaping, trailheads, and trails to connect to the Otay Mesa trail system.
Coral Gate Neighborhood Park	2.89	0.0	Existing neighborhood park with turf areas, children play areas, picnic facilities and seating, walkways and landscaping, and security lighting	Design and construct ADA/accessibility upgrades for the children’s play area and path of travel.
Howard Lane Neighborhood Park	6.8	0.0	Existing neighborhood park with picnic shelters and facilities, basketball courts, children’s play areas, turf areas, parking lot, walkways, and security lighting	Design and construct a new comfort station, basketball court lighting, and ADA/accessibility upgrades for the children’s play area and path of travel. Design and construct upgrades to the irrigation system, turf, and security lighting.
Otay Mesa Neighborhood Park	0.0	3.6	Proposed neighborhood park on undeveloped land owned by the San Ysidro School District, located east of I-805 at the intersection of Otay Mesa Place and Masterson Lane	Acquire a portion of this parcel and design and construct a neighborhood park with amenities such as: multipurpose sports fields, a children’s play area, picnic facilities, a comfort station, walkways, security lighting, and landscaping.

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PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
Via Tercero Neighborhood Park	0.0	3.3	Proposed neighborhood park on a portion of undeveloped, privately-owned parcel located at the south end of Via Tercero, adjacent to the Dairy Mart Ponds open space area	Acquire a portion of this parcel and design and construct a neighborhood park with amenities such as: multipurpose turf areas, a children’s play area, picnic facilities, a comfort station, walkways, security lighting, landscaping, and a trailhead linking to potential future trails in the adjacent open space.
Vista Terrace Neighborhood Park	6.2	1.0	Existing neighborhood park with a swimming pool and changing room, tot lot, parking lot, picnic area, multipurpose turf area, and a comfort station. Proposed expansion on the north side of the existing park, on City Park and Recreation Department property, located at Athey Avenue and Smythe Avenue.	Design and construct the 1.0 acre expansion of Vista Terrace Neighborhood Park. Consider a variety of uses ranging from passive seating and landscaping to a community garden or skate park. Design and construct upgrades to the turf and irrigation system in the existing park.
Mini Parks				
Beyer Boulevard Mini Park	0.0	1.1	Proposed mini park on two undeveloped privately-owned parcels located on the south side of Beyer Boulevard between West Park Avenue and I-805.	Acquire one parcel and a portion of the adjacent parcel and design and construct a mini park with amenities such as: multipurpose turf areas, a children’s play area, picnic facilities, walkways, security lighting, and landscaping.
Calle Primera Mini Park	0.0	2.65	Proposed mini park on one undeveloped privately-owned parcel, located on the north side of Calle Primera.	Acquire, design, and construct a mini park with amenities such as: a plaza area, public kiosk, multipurpose turf areas, children’s play areas, picnic facilities, walkways, and landscaping.

Table 7-1: Population-based Parks and Recreation Facilities Inventory and Recommendations

PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
Camino del Progreso Mini Park	0.0	1.0	Proposed mini park on two undeveloped privately owned parcels, located east of Smythe Avenue and accessed from Camino del Progreso	Acquire, design, and construct a mini park with amenities such as: multipurpose turf areas, children’s play areas, viewpoints, picnic facilities, seating, walkways, and landscaping.
Colonel Irving Salomon/San Ysidro Activity Center Mini Park	1.45	0.0	Existing mini park with a recreation center, parking area, and an undeveloped area of the Activity Center	Design and construct a children’s play area and half-court basketball court in the undeveloped area at the rear of the Activity Center; parking lot and path of travel ADA/accessibility upgrades; additional security lighting and upgrades to existing security lighting.
Sycamore Road Mini Park	0.0	1.0	Proposed mini park on one undeveloped, privately-owned parcel, located on the west side of Sycamore Road between Sunrise Drive and San Ysidro Athletic Area/Larsen Field.	Acquire, design, and construct a mini park with amenities such as: multipurpose turf areas, children’s play areas, picnic facilities, walkways, and landscaping.
Pocket Parks/Plazas				
Alaquinas Drive Pocket Park	0.0	0.47	Proposed pocket park on one undeveloped privately-owned parcel located adjacent to I-805 on the east side of Alaquinas Drive north of Mt. Carmel Drive	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children’s play areas, picnic facilities, walkways, and landscaping.
Alverson Road Pocket Park	0.0	0.76	Proposed pocket park on three undeveloped privately-owned parcels located south of Sunset Elementary School, on the east side of Alverson Road, between Sunset Lane and West San Ysidro Boulevard	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children’s play areas, picnic facilities, walkways, and landscaping.
Blanche Street Pocket Park	0.0	0.17	Proposed pocket park on a portion of undeveloped privately-owned parcel located at the intersection of Blanche and Tennie Streets	Acquire a portion of the site, design, and construct a pocket park with park amenities such as a community garden or plaza, and provide an information kiosk.

Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations

PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
Caithness Drive Pocket Park	0.0	0.65	Proposed pocket park on one undeveloped privately-owned parcel located at the intersection of Del Sur Boulevard and Caithness Drive	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children play areas, picnic facilities, walkways, and landscaping.
Camino de la Plaza Pocket Park	0.0	0.61	Proposed plaza/pocket park on undeveloped City owned property managed by the Library Department located at the southeast corner of Camino de la Plaza and Sipes Lane	Acquire, design, and construct a pocket park with park amenities such as: a plaza, multipurpose turf areas, children's play area, picnic facilities, seating, and landscaping.
Cypress Drive Pocket Park	0.0	0.65	Proposed pocket park on one undeveloped privately-owned parcel located at the northwest corner of Blanche Street and Cypress Drive	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children play areas, picnic facilities, walkways, and landscaping. Incorporate the required public park acreage on site if the site developed with residential uses.
East Beyer Boulevard Pocket Park	0.0	0.5	Proposed pocket park on undeveloped City owned property managed by the Real Estate Assets Department located at the southwest corner of Beyer Boulevard and East Beyer Boulevard	Design and construct a pocket park with park amenities such as: multipurpose turf areas, children's play area, picnic facilities, a viewpoint, seating, and landscaping. Pursue inclusion of a pocket park if the site is developed as a future library. A joint-use agreement with the Library Department may be required.
Foothill Road Pocket Park	0.0	0.27	Proposed pocket park on one undeveloped privately-owned parcel located on the south side of Foothill Road between Cherry Tree Place and Smythe Avenue.	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children play areas, picnic facilities, walkways, and landscaping.
Hill Street/E. Beyer Boulevard Pocket Park	0.0	0.83	Proposed pocket park on one undeveloped privately-owned parcel located on the west side of East Beyer Boulevard and Hill Street.	Acquire, design and construct a pocket park with amenities such as: multipurpose turf areas, children play areas, picnic facilities, walkways, and landscaping.

Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations

PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
Old Fire Station #29 Pocket Park	0.0	0.32	Proposed plaza/pocket park on City Park and Recreation Department property which is the former Fire Station #29 site located on the north side of West San Ysidro Boulevard	Demolition of existing structure. Design and construct a pocket park with park amenities such as: a plaza, public gathering areas, stage/amphitheatre, picnic facilities, seating, and landscaping.
Park Avenue Pocket Park	0.0	0.16	Proposed pocket park on one undeveloped privately-owned parcel located at 213 West Park Avenue, between Cypress Drive and West Park Avenue.	Acquire, design, and construct a pocket park with amenities such as: picnic facilities, seating, walkways, and landscaping.
Sellsway Street Pocket Park	0.0	0.32	Proposed pocket park on two undeveloped, privately-owned parcels, located on the north side of Sellsway Street, between Cottonwood Road and Cypress Drive.	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children play areas, picnic facilities, walkways, and landscaping.
Smythe Avenue Pocket Park	0.0	0.13	Proposed pocket park on City owned land managed by the Real Estate Assets Department located at the northwest corner of Smythe Avenue and Foothill Road	Design and construct a pocket park with amenities such as: picnic facilities, seating, walkways, and landscaping.
Sunrise Drive Pocket Park	0.0	0.85	Proposed pocket park on a portion of privately-owned parcel located at the southern terminus of Sunrise Drive.	Pursue a lot line adjustment to create two parcels. Acquire the undeveloped portion of the site. Design and construct a pocket park with amenities such as: multipurpose turf areas, children’s play area, picnic facilities, seating, walkways, and landscaping.
Sunset Lane Pocket Park	0.0	0.33	Proposed pocket park on one undeveloped privately-owned parcel, located on the northeast corner of Averil Road and Sunset Lane.	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children play areas, picnic facilities, walkways, and landscaping.
Vista Lane Pocket Park	0.0	0.36	Proposed pocket park on one undeveloped privately-owned parcel located on the south side of Vista Lane, east of Peaceful Court.	Acquire, design, and construct a pocket park with amenities such as: multipurpose turf areas, children play areas, picnic facilities, walkways, and landscaping.

Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations


PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
W. San Ysidro Boulevard Pocket Park	0.0	0.35	Proposed plaza/pocket park on two undeveloped privately-owned parcels, located on the northeast corner of Smythe Avenue and West San Ysidro Boulevard.	Acquire, design, and construct a pocket park with park amenities such as: a plaza, public gathering areas, picnic facilities, seating, and landscaping.
Recreation Centers				
Cesar Chavez Recreation Center	N/A	N/A	Existing 12,997 square foot recreation center. This facility contains a gymnasium, a kitchen, a multipurpose/meeting room, an office, and bathrooms.	Design and construct upgrades to the recreation center, including interior ADA/accessibility improvements, and refurbish or replace the gymnasium floor.
Colonel Irving Salomon / San Ysidro Activity Center	N/A	N/A	Existing 13,976 square foot recreation center. This facility contains a gymnasium, two multipurpose meeting rooms (one is a teen center), a weight room, two offices, and bathrooms.	Design and construct upgrades to the recreation center, including refurbishment of the gymnasium floor, building foundation repairs, a new air conditioning system, and ADA/accessibility upgrades.
San Ysidro Recreation Center	N/A	N/A	Existing 7,854 square foot facility that is leased to and operated by Casa Familiar. This facility contains a gymnasium, weight room, meeting room, a kitchen, and an office.	Design and construct refurbishment of the gymnasium floor.

Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations


PARKS AND RECREATION FACILITIES	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
San Ysidro Senior Citizens Center	N/A	N/A	Existing 2,344 square foot facility that is leased to and operated by Casa Familiar. This facility contains a reception hall/meeting room, a kitchen, an office, and bathrooms.	Design and construct upgrades to the Senior Center, including roof replacement, ADA/accessibility upgrades to the interior of the facility, and the parking lot.
Aquatics Complex				
Vista Terrace Aquatic Complex	N/A	N/A	Existing aquatic complex contains a swimming pool, locker rooms, storage space, and an office.	Design and construct ADA/accessibility and path of travel upgrades for the aquatics complex.

Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations

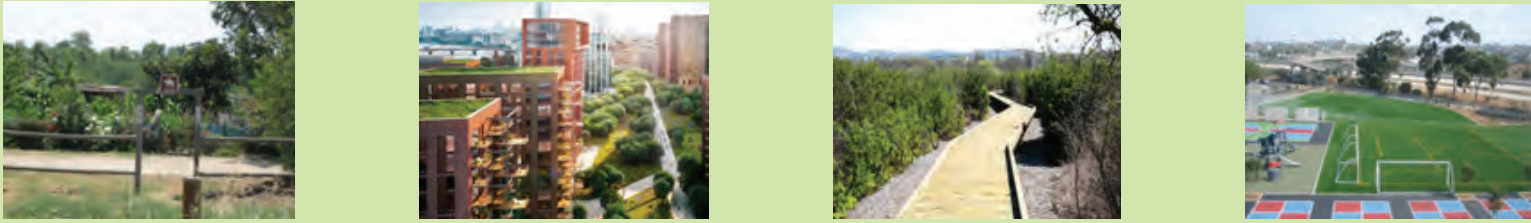
PARKS EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	PARKS AND RECREATION FACILITIES DESCRIPTIONS	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
				
Joint Use Facilities				
La Mirada Elementary School	5.0	0.0	Existing joint-use facility with a turfed, multi-use field and running track.	
Trails				
None				
Portions of Resource-Based Parks				
None				
Privately-Owned Park Sites				
None				
Non-Traditional Park Sites				
Beyer Boulevard Linear Park	0.0	2.5	Proposed linear park on undeveloped portions of Metropolitan Transit System (MTS) right-of-way, located between Dairy Mart Road and Smythe Avenue, north of the trolley tracks.	Obtain a license from MTS for use of the property. Design and construct a linear park, in appropriate locations, with active and passive amenities such as: recreational bicycling/running track, exercise and fitness stations, children’s play areas, picnic facilities, shade structures, seating, and landscaping.
Facility or Building Expansion or Upgrade				
None				

Table 7-2: Population-Based Parks and Recreation Facilities Inventory Summary

POPULATION BASED PARKS	USABLE ACRES
Existing Population-based Parks and Park Equivalencies	42.33 ac.
Proposed Population-based Parks and Park Equivalencies	28.88 ac.
Total Existing and Proposed Population-based Parks and Equivalencies	71.21 ac.
Population-based Park Requirements at full community development	107.97 ac.
Population-based Park deficit at full community development	36.76 ac.

RECREATION AND SENIOR CENTERS	SQUARE FEET
Existing Recreation Center: Cesar Chavez Recreation Center	12,997
Existing Recreation Center: Colonel Irving Salomon / San Ysidro Activity Center	13,976
Existing Recreation Center: San Ysidro Recreation Center	7,854
Existing Senior Center: San Ysidro Senior Citizens Center	2,344
Total Existing Recreation Centers	37,171
Recreation Center Requirement at full community development	26,220
Population-based Park deficit at full community development	No Deficit

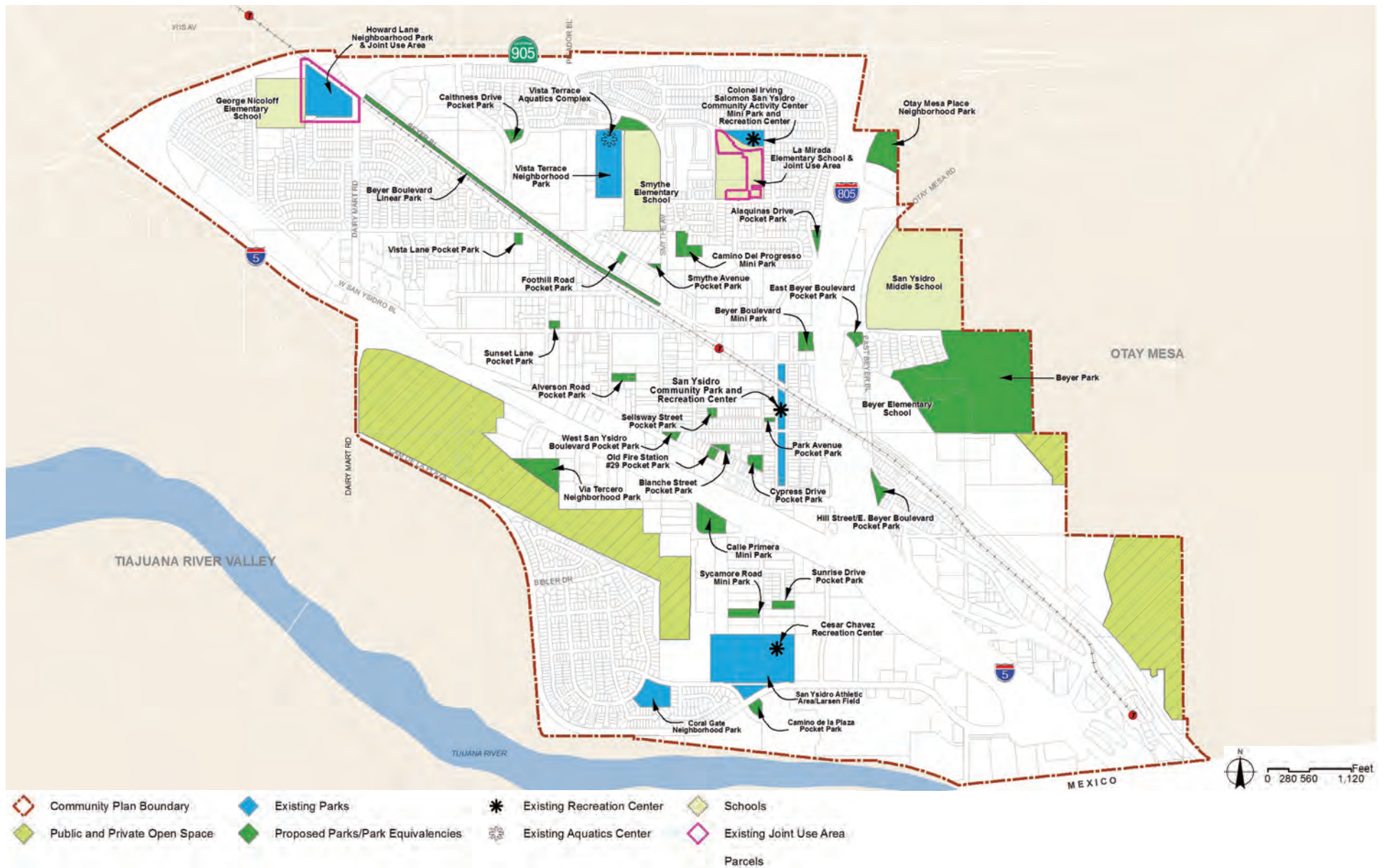
AQUATICS COMPLEX	UNIT
Existing Aquatics Complex: Vista Terrace Aquatics Complex	1
Aquatics Complexes Requirement at full community development	0.77
Aquatic Complex deficit at full community development	No Deficit

The community plan identifies potential new population-based parks land and park equivalency sites within San Ysidro. These additional park sites represent significant achievements towards implementing the community's goals. The existing Aquatic Complex and Recreation Centers meet the General Plan guidelines and will serve the community at full projected development. **Figure 7-3 Parks, Recreation Facilities, and Open Space Map**, depicts the approximate locations of existing and proposed parks, recreation facilities, park equivalencies and open space lands.

- 7.1.1 Design and construct the City-owned sites that are identified in Table 6-1 as population-based parks.
- 7.1.2 Acquire, design, and develop privately-owned sites as population-based parks that are identified in Table RE-1. Pursue acquisition of other potential population-based parks sites as opportunities arise.
- 7.1.3 Pursue the land acquisition, design, and construction of new public parks and recreation facilities with a special effort to locate them in park deficient areas of the community. Seek opportunities to increase park land through urban infill and redevelopment proposals and acquisition of available property.
- 7.1.4 As City and other public agency land or buildings are redeveloped, incorporate active or passive recreation into buildings, support facilities (e.g., parking structures), or the surrounding exterior lands where space allows.
- 7.1.5 Increase recreational opportunities by acquiring and developing land through street/alley rights-of-way vacations (paper streets), where appropriate and legally defensible, to provide for park and recreation uses.

- 7.1.6 Pursue opportunities for joint use of recreational facilities with San Ysidro's school districts, the County of San Diego, Caltrans, MTS, and other public or private entities.
- 7.1.7 In areas of the community where there are land constraints, encourage new private development proposals to include recreational facilities within their land holdings to serve San Ysidro residents. Provision of park and recreational facilities should be considered in publicly accessible, non-traditional locations, such as the rooftops of buildings and parking structures, and within new buildings.
- 7.1.8 During the subdivision process, parks should be planned comprehensively with the overall development. Locate new parks adjacent to streets and as focal points of the planned development.
- 7.1.9 In the development of the Eastern Hillside area, use master or specific plans to determine the specific quantity, locations, and acreages of population-based parks based on General Plan guidelines (also see 2.7 and 2.7.2).
- 7.1.10 Complete the Beyer Park General Development Plan (GDP), and design and construct the planned improvements.
- 7.1.11 Design and construct a public plaza at the old Fire Station #29 site, located on San Ysidro Boulevard. Design of the site should encourage linkages with the future Blanche Street Pocket Park.
- 7.1.12 Design and construct a comfort station and lighting for the basketball courts at Howard Lane Neighborhood Park.

Figure 7-3: Parks, Recreation Facilities, and Open Space Map



7.1.13 Pursue a license agreement with the San Diego Metropolitan Transit System (MTS) for the development of a linear park on the MTS property, located on the south side of Beyer Boulevard between Dairy Mart Road and Smythe Avenue, north of the trolley tracks. Design and construct linear park amenities such as: exercise and fitness stations, picnic facilities, shade structures, information kiosks, seating, landscaping, and security lighting.

7.1.14 Pursue an agreement with the County of San Diego for joint use of the County’s planned Tijuana River Valley Regional Sports Complex. This will be located on approximately 63 acres of County-owned land within the boundaries of the Tijuana River Valley Regional Park, on Sunset Avenue, between Hollister Street and International Road. The future recreational facility may include amenities such as: lighted baseball; softball and soccer fields; spectator seating; running tracks; multi-use turf areas; basketball and tennis courts; children’s play areas; comfort stations; and concession facilities.

7.1.15 Pursue an agreement with the County of San Diego for joint use of trails within the boundaries of the Tijuana River Valley Regional Park. Future trails may include amenities such as: trailheads, staging areas and viewing areas/overlooks; educational/interpretive exhibits; exercise facilities; shade structures; and seating.



Future facilities should incorporate a variety of amenities in recreation areas.

7.2 PRESERVATION

The demand for park and recreation opportunities will increase as the population of the San Ysidro Community continues to grow. Undeveloped land for parks has already become difficult to find in the San Ysidro Community making preservation of the existing parks, recreation facilities and open space lands essential to providing recreation opportunities in this community. Preservation can include improvements to existing parks and recreation facilities to increase their life span, or expand their uses and sustainability. Within new and existing parks all new enhancements or retrofits should include water conservation, storm water management, increase the urban forest, and where possible environmental education. This can be achieved by: limiting lawn areas for active use and irrigated with high efficiency technology or recycled water to conserve water; decrease the amount of impervious surfaces within parks to allow storm water to filter back into the soil; provide trees to provide shade as well as to shade buildings, and parking lots; and locate interpretive signs to provide environmental education.

The three Recreation Centers in San Ysidro will continue to serve as the main Recreation Centers for the community, but with increased demand and usage, the buildings will need to be upgraded and designed with sustainable and 'green' technology features, and these upgrades could serve as a model for other public and private development.

Preservation can also include the protection and enhancement of existing open space lands by providing a balance between protecting the natural resources and allowing for an appropriate level of public recreation use. For the San Ysidro Community, this would mean concentrating active recreational improvements within community parks and focusing passive improvements within open space lands. The two open space lands in San Ysidro consist of Dairy Mart Ponds and the Eastern Open Space area. Both of these areas are identified in the City's Multiple Species Conservation Program (MSCP) and mapped as a Multi-Habitat Planning Area (MHPA). The MSCP is the City's comprehensive habitat conservation planning program

that addresses multiple species habitat needs and the preservation of native vegetation communities in the San Diego region. The MHPA is the actual mapping of these core biological resource areas and corridors targeted for conservation. Trails and passive uses are allowed in the MHPA. Any future improvements should be located to minimize impacts to natural resources and still provide recreation value.

- 7.2.1 Enhance the quality of existing parks and the design of new parks with physical improvements and maintenance and operations practices that provide: water conservation and stormwater management; increase the urban forest and use of drought-tolerant plant species; and provide environmental education programs.
- 7.2.2 When existing Recreation Centers are upgraded to meet increased demand, the new improvements should to the extent possible, reuse building materials; use materials that have recycled content; use materials that are derived from sustainable or rapidly renewable sources; and implement the purpose and standards of Council Policy 900-14.
- 7.2.3 Protect and enhance Dairy Mart Ponds and the Eastern Open Space area by locating any future passive recreation uses in the least sensitive areas of sensitive habitats.
- 7.2.4 Ensure that all new private development, adjacent to wetlands and sensitive resources, is designed to minimize adverse effects to the resources.
- 7.2.5 Provide sufficient human and economic resources to preserve and enhance the existing parks, recreation facilities, and open space lands.

7.3 ACCESSIBILITY

Accessibility within the San Ysidro Community has three main components: 1) all recreation facilities should be located within walking distance of neighborhoods and employment centers; 2) recreation facilities should be accessible to the broadest population possible, and 3) recreation facilities should be open for use by the general public with a balance between programmed and non-programmed activities.

All parks within the San Ysidro Community should be planned to be linked by a network of existing and proposed public transportation, bikeways, and pedestrian paths. Beyer Boulevard provides an opportunity to link several public parks together. By reducing the extra wide existing street right-of-way, a new pedestrian pathway could be provided with street trees, benches, and wayfinding signs to the public parks. Another opportunity to increase accessibility within the community is to provide park kiosk signs at each community and neighborhood parks. Within the park kiosk sign would be a community map showing the location of all public parks and all available mass transit routes, bike paths, and pedestrian paths connecting each park.

All new and existing parks and recreation facilities within the San Ysidro Community are required to meet federal, state, and local accessibility guidelines when they are constructed or retrofitted for improvements or upgrades. This could include: adding accessible pedestrian ramps; providing paved pathways at acceptable gradients that lead from a public street sidewalk, from a parking area to a children's play area, or from another park destination (referred to as the "path of travel"); providing disabled parking spaces; remodeling restrooms and building interiors; and providing interpretive signage along a nature trail.



Accessibility to parks and open space and a variety of amenities should be provided in public recreation areas.

Accessibility also means the availability of active and passive recreation to all community residents. The existing Recreation Centers and multi-use fields are programmed to allow organized sport leagues use of the facilities at specific times while making the facilities available for open, unstructured play or impromptu uses. The schedule is adjusted each year to make sure a balance is provided for the community residents. Future park and recreation facilities should be designed to accommodate a variety of uses as determined by community input consistent with General Plan Guidelines. When special uses are designed into parks, such as dog off-leash areas or community gardens, these areas should also include amenities, such as pathways, benches, or picnic tables on the perimeter that could accommodate more than one type of user and enhance the recreational experience.

- 7.3.1 Provide a multimodal circulation system linking parks, recreation facilities and open space lands that includes access to public transit, bike routes, and pedestrian paths.
- 7.3.2 Provide information kiosks, park maps, and other wayfinding measures at recreation facilities that identify all public parks in San Ysidro and how they can be access by public transit, bike routes, or pedestrian paths.
- 7.3.3 Retrofit all existing parks, recreation centers, and the aquatic complexes to meet federal, state, and local accessibility guidelines.
- 7.3.4 Provide a balance of programmed activities and non-programmed activities at recreation facilities for the San Ysidro community.

7.4 OPEN SPACE LANDS & RESOURCE-BASED PARKS

Open space lands are located within canyons, mesas and other natural land forms. Open space is intended to preserve and protect native habitats of flora and fauna while providing responsible, public access through hiking, biking and equestrian trails. Open space lands are typically free from development and kept in their natural state to protect their biological resources and habitat value. In San Ysidro, there are two open space lands: Dairy Mart Ponds and the Eastern Open Space.

The Dairy Mart Ponds, approximately 113 acres of wetland habitat, with 88 acres in the San Ysidro community planning area. This area is located adjacent to Dairy Mart Road, southwest of I-5. It has several owners including: the State of California Wildlife Conservation Board, the County of San Diego, the City of San Diego and private ownership. The site is one of the community's major natural resources, featuring naturalized ponds, wetland and native habitat.

The Eastern Open Space, approximately 61 acres of privately owned land, is located on the community's eastern boundary. It forms San Ysidro's major visual private open space area and dramatically frames the eastern portion of the community. This private open space area is adjacent to the public open space network in the Otay Mesa Community.

While there are no resource-based parks within San Ysidro, the Tijuana River Valley Regional Park is a large resource-based park adjacent to the western boundary of the community (see **Figure 7-3, Parks, Recreation Facilities and Open Space**). The Tijuana River Valley Regional Park, approximately 2,500 acres, is immediately to the west of San Ysidro. The river valley provides an open, natural area in an otherwise urban atmosphere. Although not within the San Ysidro Community Plan boundaries, the river valley has a dramatic visual impact on the community and it offers one of the best and largest remaining examples of coastal wetlands.

- 7.4.1 Maintain and preserve the sensitive habitat at the Dairy Mart Ponds by locating any future trails, consistent with the City's Multiple Species Conservation Program, and by providing interpretive signs on the significance of the site at key locations.
- 7.4.2 Within the Eastern Open Space, identify future trail connections to the Otay Mesa Trail System and to the future trails located in Beyer Neighborhood Park. Provide wayfinding trailhead kiosk signs and interpretive signs that educate the community on the Open Space.
- 7.4.3 Create a link from San Ysidro to the Tijuana River Valley Regional Park. This connection could be located within the Dairy Mart Ponds or from pedestrian sidewalks along Camino de la Plaza and connect to the existing County of San Diego's trailhead kiosk at the intersection of Dairy Mart Road and Camino de la Plaza.

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