



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 13, 2017 REPORT NO. 101

ATTENTION: Park and Recreation Board
Agenda of September 21, 2017

SUBJECT: PARADISE HILLS ELEMENTARY SCHOOL JOINT USE FACILITY
GENERAL DEVELOPMENT PLAN

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for the Paradise Hills Elementary School Joint Use Facility in the Skyline-Paradise Hills Community?

Director's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Paradise Hills Elementary School Joint Use Facility in the Skyline-Paradise Hills Community.

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

On April 06, 2017, the Paradise Hills Recreation Council voted (6-0-0) to recommend approval of Option 1 General Development Plan for Paradise Hills 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.
- II. Operations and Maintenance: The cost to operate and maintain this project on an annual basis is \$27,702. This includes all labor, material, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: This activity is exempt from CEQA pursuant to CEQA State Guidelines Section 15301 (Existing Facilities); Section 15303(e) (New Construction or Conversion of Small Structures); Section 15304(b) (Minor Alterations to Land); Section 15311 (Accessory Structures); and Section 15314 (Minor Additions to Schools). In addition, the exceptions listed in CEQA State Guidelines Section 15300.2 do not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

BACKGROUND

This project provides for the design and construction of a new joint use facility at Paradise Hills Elementary School which is located at 5816 Alleghany Street within the Skyline-Paradise Hills Community, Council District 4. The approval to this park will provide an additional approximately 1.92 acres of population-based park land in this park deficient community.

DISCUSSION

The Paradise Hills 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 Paradise Hills Elementary School.

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

- Multi-purpose natural turf field (approximately 1.0 acres)
- 8' wide walking track
- District Backstop
- Existing Hardcourts
- Existing Play Equipment
- Off-street parking area with approximately 26 spaces
- Drinking Fountain
- Fencing

SDUSD and the Planning Department conducted three public workshops with the community. The primary issues raised during the community input meetings were

additional off-street parking/student drop-off area and considerations of the field design. A detailed response is included in the paragraphs below.

Off-Street Parking/ Student Drop Off area

The community requested additional off-street parking and a student drop off area be provided to alleviate existing potential congestion during school hours in the neighborhood.

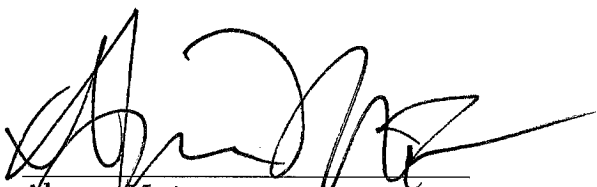
Field Layout

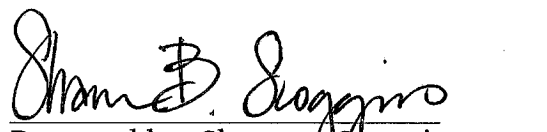
Community members from the Paradise Hills Pony Baseball League requested that the field be configured as a ball field for youth practice. The Recreation Council supported the ballfield configuration. The General Development Plan includes a District backstop that would be suitable for youth ball field practice.

ALTERNATIVES

1. Recommend approval of the General Development Plan (GDP) for the Paradise Hills Elementary School Joint Use Facility.
2. Recommend approval of the General Development Plan (GDP) for the Paradise Hills Elementary School Joint Use Facility with modifications.
3. Do not recommend approval of the General Development Plan (GDP) for the Paradise Hills Elementary School Joint Use Facility.

Respectfully submitted,

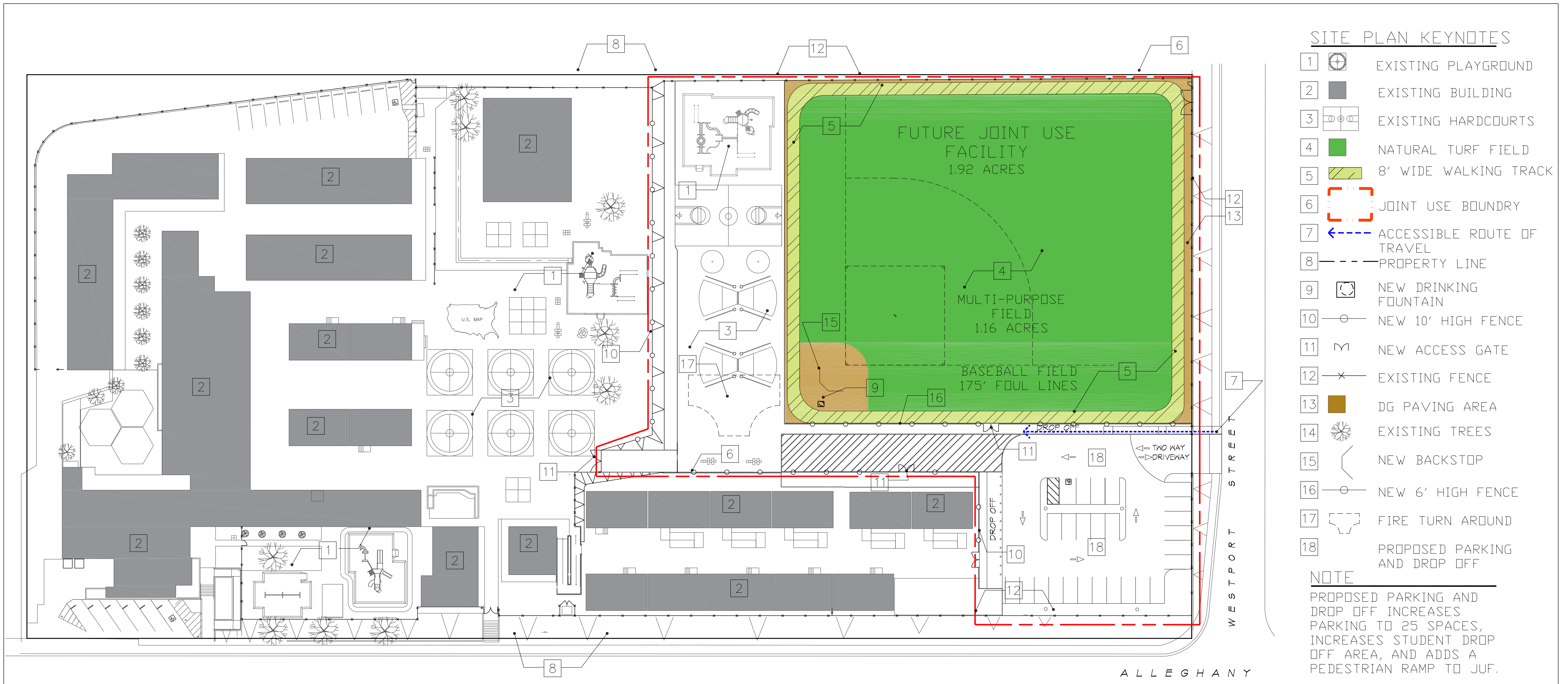

Alyssa Muto
Deputy Director, Planning Department
(SS/ss)


Prepared by: Shannon Scoggins
Park Designer, Planning Department

Attachments:

1. Paradise Hills Elementary School Joint Use Facility General Development Plan

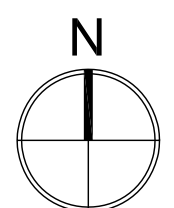
cc: Honorable Council President, Myrtle Cole, Council District 4
Herman Parker, Director, Park and Recreation Department
Jeff Murphy, Director, Planning Department
Andrew Field, Assistant Director, Park and Recreation Department
David Monroe, Deputy Director, Park and Recreation Department
Robin Shifflet, Development Project Manager III, Planning Department
Jim Winter, Public Officer II, Park and Recreation Department



Rodriguez Park
 Architecture and Planning
 6610 Nancy Ridge Drive, Suite 200
 San Diego, California 92121
 858/450-1003

OPTION 1

SITE PLAN
 1" = 30'-0"



DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST \$:	ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDs.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDs.
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDs.
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF	MULTI-PURPOSE CT. LTS.	STDs.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	SF	BACKSTOPS	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

PARADISE HILLS ELEMENTARY SCHOOL

JOINT USE FACILITY

PSD (PSD #)

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____