



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: October 30, 2018

REPORT NO:

ATTENTION: Park and Recreation Board

SUBJECT: Prefabricated Comfort Stations for Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park – Amendment to the General Development Plan

### SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the amendment to the General Development Plan (GDP) for the comfort stations at Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park in the Carmel Valley community?

Director's Recommendation – Recommend approval of the proposed prefabricated comfort stations at Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park in the Carmel Valley community.

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

- On October 2, 2018 the Carmel Valley Recreation Council voted unanimously (7-0-0) recommending approval of the proposed GDP amendment.

Fiscal Impact – The total project budgets are as follows: Carmel Knolls Neighborhood Park Comfort Station Development is \$978,000, Carmel Grove Neighborhood Park Comfort Station Development is \$1,498,000, Carmel Mission Neighborhood Park Comfort Station Development is \$978,000, and Solana Highlands Neighborhood Park Comfort Station Development is \$1,650,000. Funding for the proposed project is available from Carmel Valley Facilities Benefit Assessments (FBA).

The cost to operate and maintain these projects on an annual basis is: \$37,392. This includes all labor, material, equipment, supplies, etc.

Water and Energy Conservation Status – The proposed prefabricated comfort stations for Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Comfort Station for Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park – General Development Plan Amendment  
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Environmental - This activity is Statutorily Exempt from CEQA, pursuant to State CEQA Guidelines, Section 15262 (Feasibility and Planning Studies).

## BACKGROUND

The community previously identify the needs of the comfort stations at these neighborhood parks and they met with Parks and Recreation Department. These projects provide for the design and construction of new stand-alone prefabricated comfort stations within the Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park and associated accessibility (ADA) path of travel improvements.

## DISCUSSION

Public Works Department staff and the designer conducted two public meetings with the community. The initial meeting was focused on a survey of locations for community input and vision for the comfort stations. During these community workshops, City staff and the consultant provided concepts of locations of the proposed prefabricated comfort stations.

The proposed GDP amendments before the Board are products of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project designers.

The proposed amendments to the General Development Plan improvements include construction of new prefabricated comfort stations within the Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park and associated accessibility (ADA) path of travel improvements.

## ALTERNATIVES

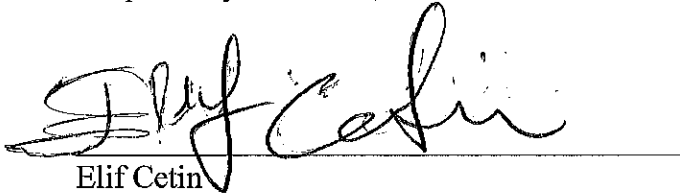
1. Recommend approval of the amendment to the General Development Plan (GDP) for Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park.
2. Recommend approval of the amendment to the General Development Plan (GDP) for Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park with modifications.
3. Do not recommend approval of the amendment to the General Development Plan (GDP) for Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park.

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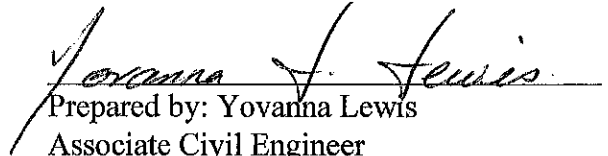
Comfort Station for Carmel Knolls Neighborhood Park, Carmel Grove Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park – General Development Plan Amendment

October 30, 2018

Respectfully submitted,



Elif Cetin  
Deputy Director  
Public Works Department  
Architectural Engineering and Parks Division



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Associate Civil Engineer  
Public Works Department  
Architectural Engineering and Parks Division

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Attachments:

1. General Development Plan Amendments for Carmel Grove Neighborhood Park, Carmel Knoll Neighborhood Park, Carmel Mission Neighborhood Park, and Solana Highlands Neighborhood Park
2. Supporting exhibits.

cc: Council District 1  
Herman Parker, Director, Park and Recreation Department  
Andy Field, Assistant Director, Park and Recreation Department  
James Nagelvoort, Director, Public Works Department  
Kevin Oliver, PO II, Public Works Department