



# REPORT

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

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DATE ISSUED: January 28, 2019

REPORT NO: 104

ATTENTION: Park and Recreation Board

SUBJECT: Replacement of Natural Turf with Synthetic Turf on Multipurpose Field for Carmel Valley Community 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 replacement of natural turf with synthetic turf on the multipurpose field at Carmel Valley Community Park in the Carmel Valley community?

Director's Recommendation – Recommend approval of the proposed replacement of natural turf with synthetic turf on the multipurpose field at Carmel Valley Community 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 January 15, 2019 the Carmel Valley Recreation Advisory Group voted (7-2-0) recommending approval of the proposed GDP amendment.

Fiscal Impact – The total project budget is as follows: Carmel Valley Community Park Turf Upgrade is \$4,274,121. Funding for the proposed project is available from Del Mar Hills Major District Funds and Carmel Valley Facilities Benefit Assessments (FBA).

Water and Energy Conservation Status – The proposed turf replacement for Carmel Valley Community Park complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – As proposed, the project would likely qualify for a CEQA exemption pursuant to CEQA State Guidelines, Section(s) 15301(h) [Existing Facilities] for maintenance of existing landscaping and 15304(a)/(b) [Minor Alterations of Land] for grading on land with slopes of less than 10% and for conversion of conventional with water efficient landscaping such as turf; and where the exceptions listed in Section 15300.2 would not apply.

## BACKGROUND

The community previously identified the need to replace the natural turf with synthetic turf. The synthetic turf project was approved by the Carmel Valley Community Planning Board back in 2015. The then-recreation advisory group made the recommendation for synthetic turf as it provides a more consistent and level multipurpose field that eliminates or requires less irrigation, fertilization and maintenance. The synthetic turf field would also provide year-round use with no down time for reseeding and can support heavier use by the public, allowing for additional programming at the park.

The community also previously identified the need of associated accessibility (ADA) path of travel improvements.

## DISCUSSION

Public Works Department staff and the designer conducted two public meetings with the recreational advisory group and community. The initial meeting was focused on a discussion of the synthetic turf infill material. During these community workshops, City staff and the consultant provided the recreational advisory group and community a sample of the synthetic infill material and information in a matrix format with pros and cons of the selected material, on categories of concerns including temperature, safety, water use, environmental, and maintenance.

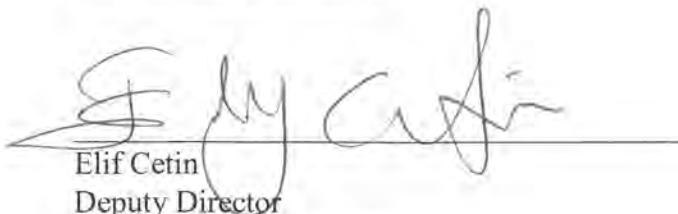
The proposed GDP amendment before the Board is a product of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project designers.

The proposed amendment to the General Development Plan also includes associated accessibility (ADA) path of travel improvements.

## ALTERNATIVES

1. Recommend approval of the amendment to the General Development Plan (GDP) for Carmel Valley Community Park.
2. Recommend approval of the amendment to the General Development Plan (GDP) for Carmel Valley Community Park, with modifications.
3. Do not recommend approval of the amendment to the General Development Plan (GDP) for Carmel Valley Community Park.

Respectfully submitted,



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

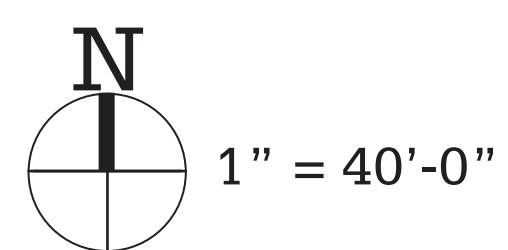
Attachments:

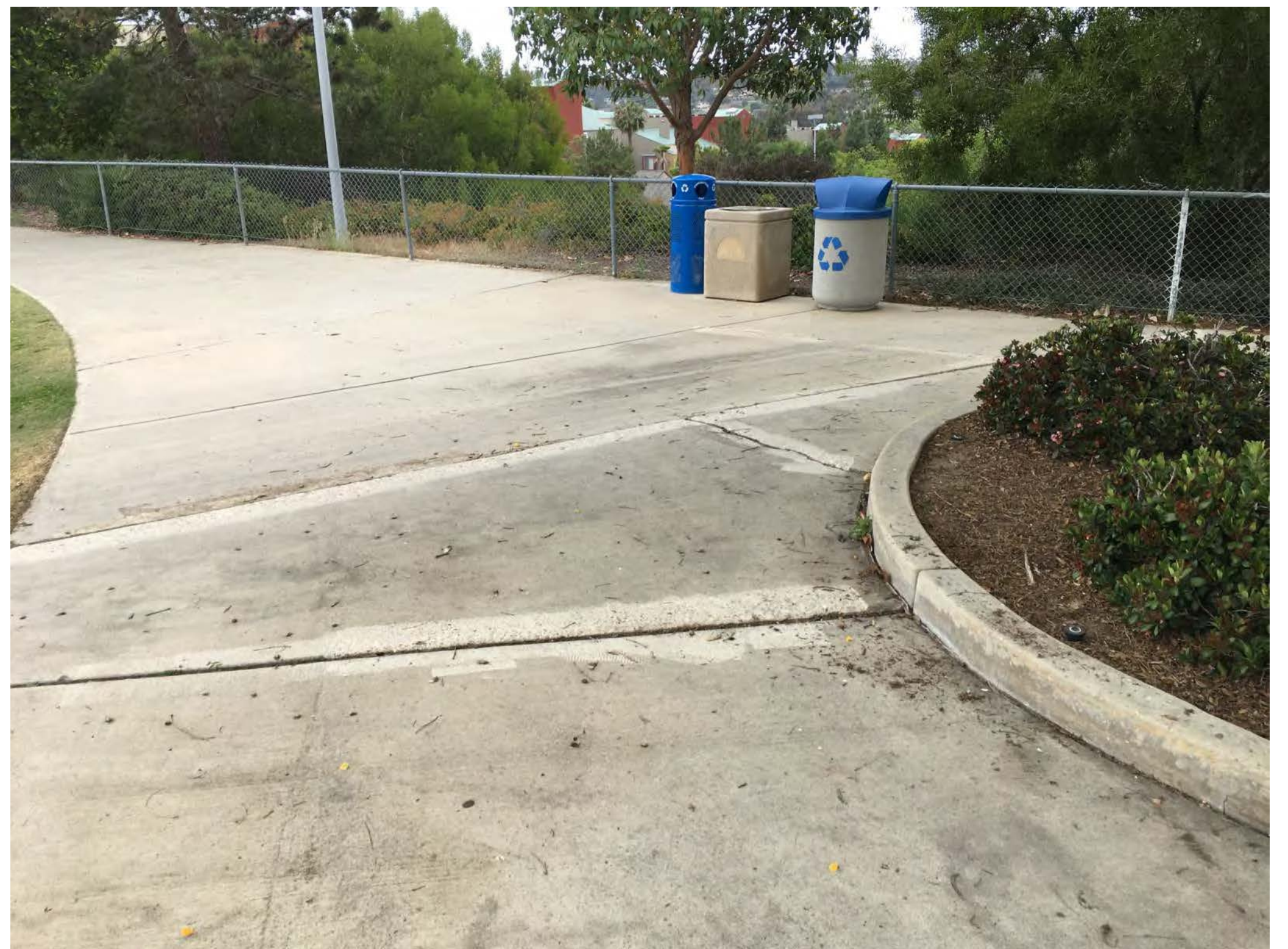
1. Supporting exhibits (presentation presented to Carmel Valley Recreation Advisory Group)

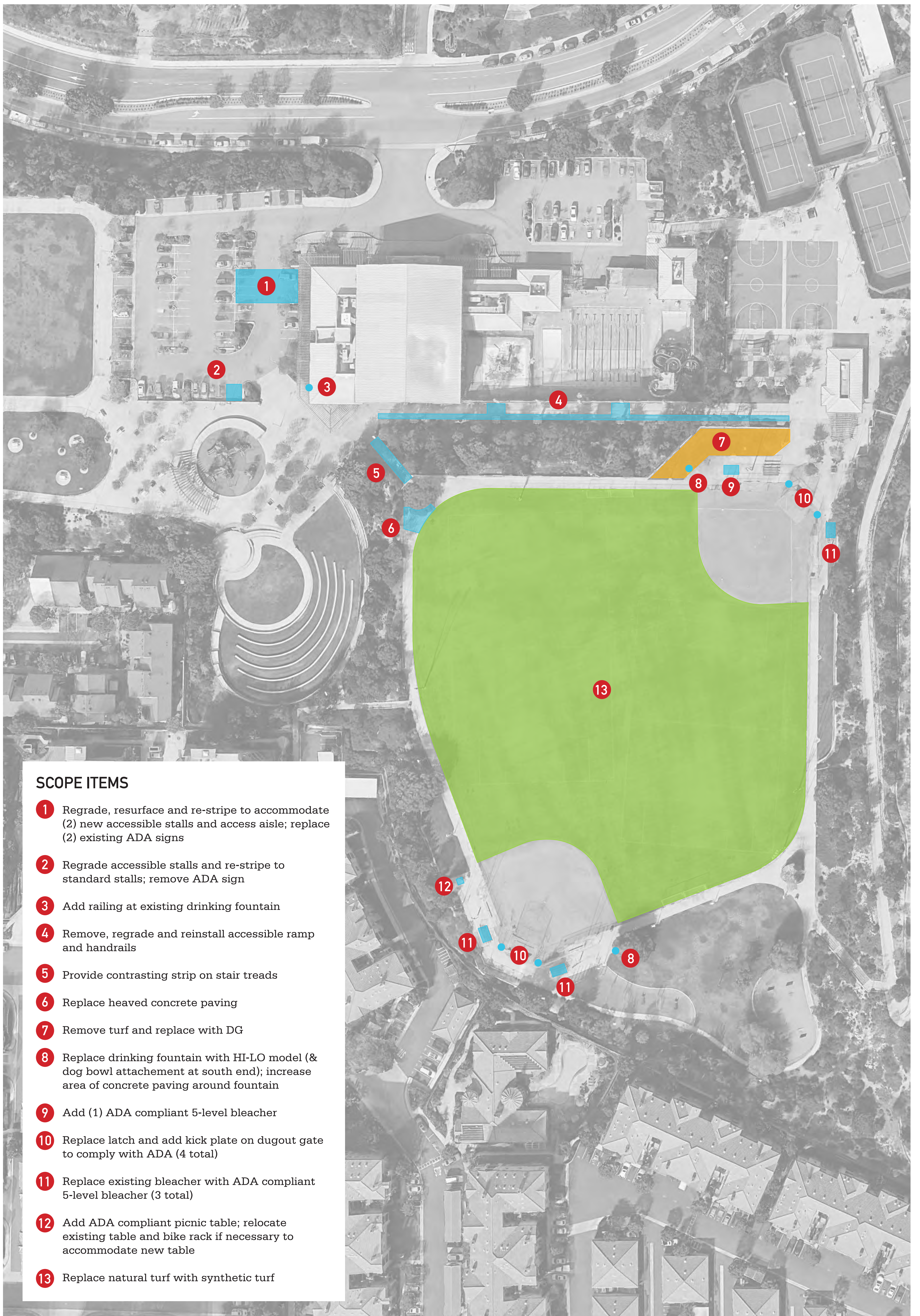
cc: Council District 1  
Herman Parker, Director, Park and Recreation Department  
Andy Field, Assistant Director, Park and Recreation Department  
James Nagelvoort, Director, Public Works Department  
Cynthia Meinhardt, PO II, Public Works Department  
Sepi Amirazizi, Associate Engineer, Public Works Department  
Jody Cheung, Assistant Engineer, Public Works Department



**CARMEL VALLEY COMMUNITY PARK**  
**Existing Conditions - Aerial**  
JANUARY 15, 2019





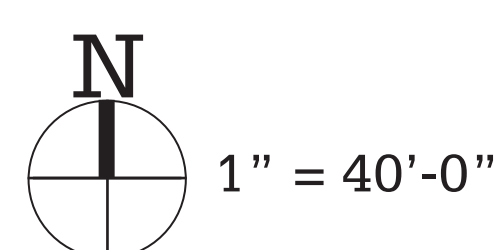


### SCOPE ITEMS

- 1** Regrade, resurface and re-stripe to accommodate (2) new accessible stalls and access aisle; replace (2) existing ADA signs
- 2** Regrade accessible stalls and re-stripe to standard stalls; remove ADA sign
- 3** Add railing at existing drinking fountain
- 4** Remove, regrade and reinstall accessible ramp and handrails
- 5** Provide contrasting strip on stair treads
- 6** Replace heaved concrete paving
- 7** Remove turf and replace with DG
- 8** Replace drinking fountain with HI-LO model (& dog bowl attachment at south end); increase area of concrete paving around fountain
- 9** Add (1) ADA compliant 5-level bleacher
- 10** Replace latch and add kick plate on dugout gate to comply with ADA (4 total)
- 11** Replace existing bleacher with ADA compliant 5-level bleacher (3 total)
- 12** Add ADA compliant picnic table; relocate existing table and bike rack if necessary to accommodate new table
- 13** Replace natural turf with synthetic turf

## CARMEL VALLEY COMMUNITY PARK Proposed Improvements

JANUARY 15, 2019



**SPURLOCK**  
LANDSCAPE ARCHITECTS

## ACCESSIBLE BLEACHER

Aluminum 5-level bleachers with guardrail and ADA accessibility



## PICNIC TABLE

Accessible precast concrete picnic table



## DRINKING FOUNTAIN

Accessible drinking fountain with pet bowl



## SYNTHETIC TURF

Field Turf Classic HD with PureFill (cork) infill and Versatile pad



	KEEP FIELD AS NATURAL TURF	REPLACE FIELD WITH SYNTHETIC TURF *
Turf Type	Natural	Field Turf Classic HD with PureFill (cork) infill
Playability	<ul style="list-style-type: none"> <li>No play after heavy rainfalls</li> <li>Rest period required to ensure continued quality</li> </ul>	<ul style="list-style-type: none"> <li>Year-round season</li> <li>No rest period required</li> </ul>
Heat	<ul style="list-style-type: none"> <li>Air Temperature</li> </ul>	<p>In full sun, on hot days:</p> <ul style="list-style-type: none"> <li>Surface: 30° - 50° hotter than air temp.</li> <li>2' above surface: 5° hotter than air temp.</li> <li>5' above surface: equal to air temp.</li> </ul>
Safety	<ul style="list-style-type: none"> <li>Susceptible to rodent holes</li> <li>Hard playing surface</li> </ul>	<ul style="list-style-type: none"> <li>Cork infill is non-toxic</li> <li>Underlay pad and infill absorb shock from falls</li> </ul>
Restrictions	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Food, gum, sunflower seeds, stakes</li> </ul>
Water Use	<ul style="list-style-type: none"> <li>Average of 70,000 gallons per week for 2.7-acre field</li> </ul>	<ul style="list-style-type: none"> <li>Minimal water needed for maintenance</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>PROS: Helps control climate, absorbs carbon dioxide, releases oxygen, lower fire hazard risk</li> <li>CONS: High water use, fertilizers used</li> </ul>	<ul style="list-style-type: none"> <li>PROS: Minimal water use, no fertilizers used, 50% of shock pad is made from recycled synthetic turf</li> <li>CONS: Contributes to urban heat island effect, higher fire hazard risk, manufacturing emissions, end-of-life disposal</li> </ul>
Maintenance	<ul style="list-style-type: none"> <li>Mowing: Weekly</li> <li>Fertilization: 3x / year (recommended)</li> <li>Aeration: 4x / year</li> <li>Repairs: None (repairs itself)</li> <li>Renovation: Resodding every 2 years</li> </ul>	<ul style="list-style-type: none"> <li>Brushing: Every 2-4 weeks &amp; after heavy rainfall</li> <li>Washing/Sweeping: as needed to remove debris</li> <li>Aerating: 3x / year</li> <li>Repairs: As needed due to vandalism damage</li> <li>Renovation: Infill top dressing once a year</li> </ul>
Replacement	<ul style="list-style-type: none"> <li>Re-sodding every 2 years</li> </ul>	<ul style="list-style-type: none"> <li>8-10 years after installation</li> </ul>
Construction	<ul style="list-style-type: none"> <li>Every 2 years for re-sodding</li> </ul>	<ul style="list-style-type: none"> <li>Initial installation</li> <li>After 8-10 years: Replace carpet</li> </ul>

**\* Funding is not secured for replacement of turf after 8-10 year lifespan.**