



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 10, 2022

REPORT NO. 103

ATTENTION: Park and Recreation Board
Agenda of May 19, 2022

SUBJECT: EMERSON ELEMENTARY SCHOOL JOINT USE FACILITY
GENERAL DEVELOPMENT PLAN

SUMMARY

Issue: Recommend approval of the General Development Plan (GDP) for the Emerson Elementary School Joint Use Facility in the Southeastern Community to the Parks and Recreation Director.

Planning Department's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Emerson Elementary School Joint Use Facility in the Southeastern Community.

Other Recommendations: The Community Planning Group has reviewed and considered the proposed project as detailed below:

On February 14, 2022, the Southeastern San Diego Planning Group voted (7-0-0) to recommend approval of the General Development Plan for Emerson Elementary School Joint Use Facility.

Fiscal Impact:

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

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$34,278 per year. This includes all labor, materials, 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 categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), 15314 (Minor Additions to Schools), and 15323 (Normal Operations of Facilities for Public Gatherings).

BACKGROUND

This project provides for the design and construction of a new joint use facility at Emerson Elementary School which is located at 1100 S 36th Street within the Southeastern Community, within Council District 9. The approval of this park will provide an additional approximately 1.6 acres and 49 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards.

DISCUSSION

The Emerson 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 Emerson Elementary School.

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

- Multi-purpose synthetic turf field (approximately 0.54 acres)
- Walking track
- New asphalt parking lot
- Shade trees
- Drinking fountain
- Fencing

SDUSD and the City conducted two public workshops with the community. The primary issues raised during the community input meetings were impacts to neighborhood parking and congestion, joint use field hours and provision of public restroom facilities. A detailed response is included in the paragraphs below.

Impacts to neighborhood parking and congestion

The community expressed a concern that parking in the neighborhood is already a concern and that a proposed joint use facility would further impact the congestion that they currently experience. The joint use area includes an off-street parking lot along 35th Street which will provide additional parking for the joint use field. As

part of the school campus whole site modernization, the District has constructed a new on-site student pick up area and parking lot along 36th Street to address congestion and student safety during pick up and drop off on school days.

Joint use field hours

The school site has an elementary school sports program and requested exclusive use of the joint use field on Thursdays after school and on some Fridays for games. The joint use agreement will reflect that the joint use field will be closed to the public until 5:30pm on Thursday and Friday after school only when district sports programs are occurring.

Provision of public restroom facilities

The community was also concerned that a public restroom facility was not included in the GDP. It was explained that the City had the option to provide a port potty on the site in the designated location if it was requested by sports groups that permitted the field. However, members of the Community Planning Group felt that a porta potty should be located on site for public use, not just for league use. Their recommendation of approval included the recommendation that a porta potty be located on site and maintained by the City when the joint use field is open to the public and if needed, a second porta potty could also be provided.

Respectfully submitted,

Michelle Abella-Shon

Michelle Abella-Shon
Program Manager, Parks and Recreation

Shannon B. Scoggins

Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(SS/ss)

Attachments:

1. Emerson Elementary School Joint Use Facility General Development Plan
2. Emerson Elementary School Joint Use Facility Notice of Right to Appeal Environmental Determination
3. Recreational Value Scoring - Emerson Elementary School Joint Use Facility



Date of Notice: May 10, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

PROJECT NAME: General Development Plan for the Emerson Elementary School Joint Use Field

COMMUNITY PLAN AREA: Southeastern San Diego

COUNCIL DISTRICT: District 9

LOCATION: Emerson Elementary School, 1100 S. 36th St, San Diego, CA 92113

PROJECT DESCRIPTION: The Proposed Project includes approval of a General Development Plan for a Joint Use Facility (JUF) at Emerson Elementary School. The proposed JUF includes an area of approximately 2-acres on existing San Diego Unified School District (SDUSD) property, including an approximately 0.5-acre synthetic turf field, and the use of 49 existing parking spaces. SDUSD is the lead agency directing the design and construction of the JUF at Emerson Elementary School.

The General Development Plan will provide the following:

- Multi-purpose synthetic turf field (approximately 0.54 acres)
- Walking track
- New asphalt parking lot
- Shade trees
- Drinking fountain
- Fencing

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), 15314 (Minor Additions to Schools), and 15323 (Normal Operations of Facilities for Public Gatherings).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities,

mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and Section 15303 (New Construction or Conversion of Small Structures) which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; and Section 15304 (Minor Alterations to Land) which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and Section 15311 (Accessory Structures) which consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; and Section 15314 (Minor Additions to Schools) which consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption; and Section 15323 (Normal Operations of Facilities for Public Gatherings) which consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. The exceptions listed in CEQA Guidelines Section 15300.2 would 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.

CITY CONTACT: Shannon Scoggins, Park Designer, City of San Diego Parks and Recreation Department

MAILING ADDRESS: 2150 Pan American Road West, MS 35, San Diego CA 92101

PHONE NUMBER/E-MAIL: (619) 236-6894 / SScoggins@sandiego.gov

On May 10, 2022, the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within 5 business days from the date of the posting of this Notice (**May 17, 2022**). Per the revised Public Notice issued by the Office of the City Clerk on September 28, 2021, appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Sureena Basra, 9485 Aero Drive, MS 413, San Diego, CA 92123**. The appeal filing fee must be postmarked within five (5) business days of the date the appeal is filed.
2. Appeals filed In-Person: The appeal application can be obtained in the Lobby of the City Administration Building located at 202 'C' Street, San Diego, CA 92101. The completed appeal package must include the required appeal fee in the form of a check payable to the City

Treasurer to: **City of San Diego Planning Department, Attn: Sureena Basra, 9485 Aero Drive, MS 413, San Diego, CA 92123.**

If you have any questions regarding the procedures to file the appeal, please contact **Sureena Basra** at sbasra@sandiego.gov. The revised Public Notice can be found here: https://www.sandiego.gov/sites/default/files/office_of_the_city_clerk_public_notice_rev09252020_v2.pdf.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 5/10/2022

REMOVED:

POSTED: S. Basra

Recreational Value Scoring - Emerson Elementary School Joint Use Facility

Park Size Category	Points	Proposed Improvements	Notes
Scoring : Based on overall park acreage (population-serving only)			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	7	1.6 acres
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
Does not apply to MHPA or MSCP lands			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements	Notes
Play Area	7 pt. per 750 sf of play area ¹	0	
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	7	0.54 acre synthetic field
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field ⁶	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	0	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Emerson Elementary School Joint Use Facility

Social Spaces Category		Proposed Improvements	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) ⁸	21; 21 pts. maximum	0	
Site Amenities Category		Proposed Improvements	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	0	
Restroom building	21 pt. per building	0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements	Notes
Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset			
Scoring: 0 (no component present) or 7-21 (component present)			
	Points		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	14	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	7	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	

Recreational Value Scoring - Emerson Elementary School Joint Use Facility

ACTIVATION & ENGAGEMENT		Proposed Improvements	Notes
Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together			
Scoring : 0 (no component present) or 7-21 (component present)			
	Points		
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	14	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) ⁷	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy ¹⁰	14; 14 pts maximum	0	
TOTAL VALUE POINTS PER PARK:		49	

Recreation Value Points Tabulation Summary:	
Total Proposed Facility Value Points	49
Total Recreation Value Points	49
Population Served	490 Residents

* See PMP Appendix D for Notes