



# REPORT

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

DATE ISSUED: June 7, 2024

REPORT NO.: 102

ATTENTION: Parks and Recreation Board Agenda of June 20, 2024

SUBJECT: EMERALD HILLS NEIGHBORHOOD PARK GENERAL DEVELOPMENT  
PLAN AMENDMENT

### SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the Proposed General Development Plan (GDP) Amendment for Emerald Hills Neighborhood Park?

Department Recommendation – Recommend approval of the Proposed General Development Plan (GDP) Amendment for Emerald Hills Neighborhood Park.

Other Recommendations—The following groups have reviewed and considered the proposed project. Their actions and recommendations are listed in the Discussion section below.

- On August 19, 2021, the Martin Luther King Jr. Community Recreation Advisory Group voted unanimously (3-0-0) recommending approval of the proposed GDP Amendment.

Fiscal Impact—The total project budget is estimated at approximately \$14.2M. Future budget allocations will fund the design and construction phase of the proposed project. Funding for the GDP preparation included Capital Expenditure funds.

The cost to operate and maintain this project on an annual basis is \$170k. This includes all labor, material, equipment, supplies, etc.

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

Climate Action Plan (CAP) Impact – The proposed project complies with the Climate Action Plan (CAP). Upgraded accessible walkways and curb ramps will help achieve the mode share targets of the CAP under Strategy 3 by increasing accessibility and promote walking around and through the Emerald Hills Neighborhood Park.

Strategic/Tactical Equity Plan Impact – The proposed project complies with the Strategic/Tactical Equity Plan.

Environmental – The proposed project received a Consistency Determination. under CEQA Sections 15162 (a) and (b) and has determined that the Project is consistent with the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates (CPU) Final Program Environmental Impact Report (PEIR) (Project No. 386029; SCH No. 2014051075) certified by the City of San Diego City Council on November 16, 2015, Resolution No. R-310077.

## BACKGROUND

This project provides for the design and construction of complete upgrades to an existing park located at the end of Bethune Court east of Kelton Road. The proposed park is located in Encanto and a part of the Chollas Valley Planning community, within Council District 4, and will provide approximately 7.59 acres of usable park space in this community.

## DISCUSSION

Engineering & Capital Projects Department staff and the design consultant conducted four virtual public meetings with the community. The first Martin Luther King Jr. Community Recreation Group meeting was held on February 18, 2021, where City staff and the design consultant reviewed site opportunities and constraints, shared alternative designs for the park, and took input from the community on the proposed design alternatives. An Emerald Hills Neighborhood Council meeting was held on March 9, 2021, to review feedback from the previous MLK CRG community meeting and present the programming exhibit. A second MLK CRG meeting was held on June 17, 2021, to present the draft GDP Amendment with previous feedback incorporated. The last public meeting was held on August 19, 2021, to present the revised Draft preferred GDP Amendment. At this meeting, the Martin Luther King Jr. Community Recreation Group voted unanimously (3-0-0) recommending approval of the proposed GDP Amendment.

During these community workshops, staff and the design consultant presented concepts of proposed amenities, answered community questions, and took input on design recommendations and neighborhood concerns. Park programs expanded to include a recreation center with a game room, office and meeting space, dog parks, sports courts, fitness exercise equipment, security lighting, etc.

The proposed General Development Plan Amendment before the Board is a product of a refined design considering the feedback and consensus achieved through those meetings and substantial design development undertaken by staff, the community, and project designers. Efforts have been made to update facilities within the park and create new program elements for community engagement. These improvements align with the adopted Parks Master Plan to feature quality recreation amenities and programs for diverse interests, ages, and abilities.

The play equipment was designed to provide play value suitable for all ages and abilities, and adult exercise equipment was included to promote a healthy lifestyle for the community.

The improvements to the trailhead adjacent to the open space increases opportunities to connect people with nature and promote positive mental health benefits. Preservation and planting of new shade trees as well as use of drought tolerant planting play key roles in minimizing the effects of climate change and increasing resiliency.

The addition of a recreation center, outdoor stage area, and updated shade structure will activate attractive spaces and make our neighborhoods better to access, sparking pride and promoting economic investment.

Fencing, planting material, and lighting have also been incorporated into the project design to increase safety, access control, and sightlines in and around the park.

The proposed General Development Plan Amendment improvements (Attachment 1) are listed below.

- New 2-5 and 5-12 year old play areas
- New recreation center and comfort station building
- Picnic area with shade structure
- Outdoor fitness area
- Basketball courts with an option for futsal court
- New dog park with separate large and small dog areas
- A concrete surface stage for a lawn amphitheater
- Accessible parking and pathways
- Natural seating areas
- New picnic tables and benches
- Drinking fountains
- Updated pedestrian pole lights
- Trailhead improvements with interpretive signage and AC walking trail

#### ALTERNATIVES

1. Recommend approval of the proposed General Development Plan (GDP) Amendment for Emerald Hills Neighborhood Park.
2. Recommend approval of the proposed General Development Plan (GDP) Amendment for Emerald Hills Neighborhood Park with conditions.
3. Do not recommend approval of the proposed General Development Plan (GDP) Amendment for Emerald Hills Neighborhood Park.

Respectfully submitted,



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Jason Grani  
Deputy Director  
Engineering & Capital Projects Department  
Facilities & Parks Project Delivery Division



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Prepared by: Darren Genova  
Project Officer II  
Engineering & Capital Projects Department  
Facilities & Parks Project Delivery Division

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Emerald Hills Neighborhood Park GDP Amendment  
6/7/2024

Attachment(s):

1. Emerald Hills General Development Plan Amendment Plans

cc: Andy Field, Director, Parks and Recreation Department  
Tom Tomlinson, Assistant Director, Parks and Recreation Department  
Gina Dulay, Deputy Director, Parks and Recreation Department  
Rania Amen, Director, Engineering & Capital Projects Department  
Luis Schaar, Deputy Director, Engineering & Capital Projects Department





- LEGEND**
- 1 Recreation Center and Comfort Station
  - 2 Children's Play Area
  - 3 Outdoor Fitness Area
  - 4 Basketball Courts, With Option for Multiple Sport Striping
  - 5 Existing Tennis Courts to Remain, With Option for Multiple Sport Striping
  - 6 Shaded Picnic Area
  - 7 Natural Seating Area
  - 8A Dog Park - Large Dogs
  - 8B Dog Park - Small Dogs
  - 9 Stage with Enhanced Concrete
  - 10 Biofiltration Basin, Typ. (Potential Locations Shown)
  - 11 ADA Parking
  - 12 Cultural Element Plaza with Enhanced Concrete
  - 13 24' Wide Shade Structure
  - 14 28' Wide Shade Structure
  - 15 Interpretive Trail head Sign
  - 16 Permeable AC Trail
  - 17 Retaining Wall and Guardrail at AC Trail
  - 18 Native Planting, Typ.
  - 19 Picnic Tables, Typ.
  - 20 Benches, Typ.
  - 21 10' HT. Chain link Fence at Courts
  - 22 5' HT. Tubular Steel Fence with 16" Mow Curb
  - 23 12' Wide Maintenance Gate, Typ.
  - 24 Standard Concrete Loop Path With Distance Markers
  - 25 Stairs With Handrails
  - 26 Drinking Fountain, Typ.
  - 27 Existing Chain link Fence at Tennis Courts to Remain, Typ. New Green Screen Mesh to be Installed at Existing Tennis Court Fence, Where Adjacent to Dog Park for Small Dogs
  - 28 Pedestrian Pole Light, Typ.
  - 29 Existing Trail head Stairs to Remain
  - 30 Existing Picnic Table on Concrete Pad to Remain, Typ.
  - 31 Removable Bollards
  - 32 Standard Low Water Ornamental Planting, Typ.
  - 33 Mulch Groundcover with Low Water Ornamental Planting - 15% of Area, Typ.
  - 34 Decomposed Granite or Gravel Maintenance Access Road
  - 35 Park Monument Sign
  - 36 Trash and Recycling Bins, Typ.
  - 37 Bicycle Rack

CONSULTANT: **SCHMIDT DESIGN GROUP**  
 1310 Rosemead St., Suite G, San Diego, CA 92106  
 619.234.1442  
 LIC. CA 2281 (INV) 2911 A2 34139  
 SCHMIDTDESIGN.COM

DATE: 06/12/2024  
 PROJECT #: 20-409  
 DRAWN BY: RP

SCALE: 1" = 50'-0"

COUNCIL DISTRICT: 4  
 COMMUNITY PLAN AREA: MARTIN LUTHER KING JR. COMMUNITY RECREATION GROUP

DATE	ACTION	RESO. NO.	COST \$:TBD	ACRES: 7.59
1963	SITE ACQUIRED			
1982	SITE DEDICATED	ORD. NO.		ACRES:
1969	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
1-71	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
6-17-71	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
1-20-77	ADD. IMPRTS	CIP NO.	J.O. NO.	DRWG. NO.
9-17-2020	GDP CONSULTANT HIRED	CIP NO.	J.O. NO.	DRWG. NO.
	P&R BOARD APPROVAL	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
TOTAL SITE	7.59 AC	RESILIENT SURFACING	13,100 F	MULTI-PURPOSE CT. FENCING	740 LF
TURF	1.8 AC	MULTI-PURPOSE CT.	14,600 SF	DOG PARK FENCING	1,050 LF
SHRUB PLANTING	1.13 AC	STREET PARKING STALLS STD	39		
D.G. PAVING	0.23 AC	STREET PARKING STALLS ADA	2		
DG. PAVING AT DOG PARK	0.32 AC	RECREATION CENTER	1		
STD. CONCRETE PAVING	0.67 AC				
ENHANCED CONCRETE PAV.	0.21 AC				

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# EMERALD HILLS

NEIGHBORHOOD PARK

WBS No. P-20003

LAMBERT COORDINATES: 203-1747  
 THOMAS BROTHERS PAGE: 1290, C2