



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: November 11, 2024 REPORT NO. 103

ATTENTION: Parks and Recreation Board
Agenda of November 21, 2024

SUBJECT: JONES ELEMENTARY SCHOOL JOINT USE FACILITY
GENERAL DEVELOPMENT PLAN

SUMMARY

Issue: Should the Parks and Recreation Board recommend approval of the proposed General Development Plan (GDP) for the Jones Elementary School Joint Use Facility in the Serra Mesa Community to the Parks and Recreation Director.

Department Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Jones Elementary School Joint Use Facility.

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

On August 15, 2024, the Serra Mesa Community Planning Group voted (6-0-0) to recommend approval of the General Development Plan for Jones Elementary School Joint Use Facility.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP), including the environmental document, covers the design and construction of the natural grass multi-purpose field, walking track, drinking fountain, parking lot, and fencing improvements. The project is funded by the San Diego Unified School District (SDUSD) through voter-approved capital improvement bond programs, specifically Propositions S & Z and Measures YY & U.

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$79,600 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 State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), Section 15311 (Accessory Structures), Section 15314 (Minor Additions to Schools), and Section 15323 (Normal Operations of Facilities for Public Gatherings).

BACKGROUND

This project provides for the design and construction of a new joint use facility at Jones Elementary School which is located at 2751 Greyling Drive within the Serra Mesa Community, within Council District 7. The approval of this park will provide an additional approximately 3.48 acres and 73 Recreational Value Points (Attachment 3) of population-based recreational opportunities in a park deficient community per current City park standards.

DISCUSSION

The Jones 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 Jones Elementary School.

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

- Multi-purpose natural grass field (approximately 2.09 acres)
- Walking track
- New asphalt parking lot
- Shade trees
- Drinking fountain
- Fencing

SDUSD and the City conducted two public workshops with the community. Key concerns raised during these community input meetings focused on the incorporation of shade trees, fence privacy screening, and drainage issues. Below is a detailed response to each topic.

Incorporating Shade Trees

Community members expressed interest in including shade trees in the Joint Use Facility's design to mitigate the heat island effect caused by the asphalt track and parking lot. In response, trees have been strategically placed on the north, east, and

west sides of the field, as well as throughout the parking lot to provide cooling and enhance the site's overall environmental quality.


Fence Privacy Screening

Given the proximity of the Joint Use Field to the backyards of residents on the north and east sides, the principal of Jones Elementary School requested the installation of privacy screening along the fence line. This screening is intended to create a visual buffer between the field and neighboring homes and has been incorporated into the General Development Plan.

Drainage Concerns

The community raised the matter of stormwater flow toward lower-elevation properties east of the Joint Use Facility, noting that excess runoff around the structures may contribute to mold. Residents requested that the proposed grading and drainage for the Joint Use Facility would direct the facility's stormwater away from their properties. The design addresses these concerns by channeling water into existing storm drainage infrastructure located southwest of the facility, ensuring it is collected and diverted away from all residential areas, including those to the east. Additionally, deciduous trees planted on the east side of the field will allow sunlight to reach neighboring homes during the rainy season, further aiding in moisture management.

Respectfully submitted,


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Attachments:

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