

**CAPITAL INFRASTRUCTURE PRIORITIES AS OF JULY 15, 2024**  
**FOR**  
**CHOLLAS VALLEY COMMUNITY PLANNING GROUP (CVCPG)**

**This document is submitted in lieu of the Excel spreadsheet form distributed to community planning groups to present capital infrastructure priorities. The table that follows in this document serves the substantive purposes as instructed in that spreadsheet form's instructions as it lists:**

- **Specific infrastructure project ideas/ suggestions for the CVCPG area**
- **The location, as specifically as possible, of each proposed project**
- **How each project will positively impact the community**
- **The category or categories that best describe(s) each project form the following:**
  - ✦ **Parks and Play Areas; Library; Mobility; Public Safety, Regionally Serving infrastructure; Flood Resiliency and Water Quality; or Other**

**This list is the one compiled by the CVCPG ad hoc committee for CIP priorities in the summer of 2023. At its regular meeting of July 15, 2024, the CVCPG board approved the submission of that list for the submission of 2024. This Microsoft Word Table format is submitted due to data entry errors of the previous spreadsheet that were far too numerous to correct while conducting other necessary business and because the choices of locations of projects were not always clear given the committee's focus on the city's use of lands for purposes deviating from the CVCPG Plan Update. Additionally, there truly are projects recommended herein for which no one category better describes them than another.**

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<ul style="list-style-type: none"> <li>Flood Resiliency</li> </ul>	<p><b>Storm Drains</b>-expand, upgrade Imperial Ave N of Willie James Jones to 47th St, down Castana St. Imperial Ave contaminated run-off flows down into homes &amp; Chollas Creek.. <b>HEALTH AND SAFETY ISSUE.</b></p>
<ul style="list-style-type: none"> <li>Flood Resiliency</li> </ul>	<p>47th &amp; Castana City needs to install storm drains that the city and developers did not install as required: 47th St.(East side), Castana Street, Escuela St. 47th St &amp; Imperial Ave intersection, causes severe flooding &amp; pollutes Chollas Creek. 1.04 miles PVC Sewer Mains replaced including all associated sewer laterals, manholes, curb ramps, traffic control, and other appurtenances</p>
<ul style="list-style-type: none"> <li>Flood Resiliency</li> </ul>	<p><b>Storm Drains</b>-expand, upgrade Imperial Ave N of Willie James Jones to 47th St, down Castana St. Imperial Ave contaminated run-off flows down into homes &amp; Chollas Creek.. <b>HEALTH AND SAFETY ISSUE.</b></p>
<ul style="list-style-type: none"> <li>Flood Resiliency</li> </ul>	<p>Lincoln Park 47th &amp; Castana St Vacant lot is HEALTH AND SAFETY ISSUE. City Transportation Dept, dug 3 trenches for polluted water from Imperial Ave to flow, through streets, people homes &amp; yards and into Chollas Creek causing loose land falling into the creek. Dept should have &amp; needs to install storm drains to stop flooding &amp; damage.</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p><b>Chollas Valley- Parkland Acquisition &amp; Development SD City "...will provide for acquisition, design, construction of 127 acres located within community...consistent with City's General Plan Guidelines needed to serve community at full build-out.(*locations needed to be purchased for items listed below). Each of these projects will add amenities to our community that are expected by and will attract residents of a higher income than is our current median income that is below the city's AMI. This, in, turn will attract a greater number and higher quality retail concerns of all types for the enjoyment of all residents and will increase the availability of Developmental Impact Fees available to beautify and maintain the cleanliness and repair of public spaces and other infrastructure.</b></p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>1. Chollas Valley Neighborhoods - A NEW ENCANTO RECREATION CENTER to be developed in Encanto. location to be determined, promised in our 2015 Community Plan.</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>2. Chollas Valley - New COMMUNITY POOL Aquatic Complex Development (*neighborhood location undetermined)(2015 Chollas Valley Community Plan)</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>3. Chollas Valley – Increase user friendliness of existing parks: outside sinks, individual bathroom stalls, large</p>

<ul style="list-style-type: none"> <li>Public Safety</li> </ul>	<p>Plexiglas windows, Increase lighting in parks lower violent crimes rates, request SDPD study to identify highest-crime-locations. Add cameras.</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>4. Chollas View-Youth Center purchase and develop property</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>5. Emerald Hills Recreation Center Building Development</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>6. Emerald Hills Neighborhood Park (9 acres) General Development Plan (GDP) This is a planning project only for obtaining an approved GDP amendment. New CIP project will be established for design &amp; construction of improvement. This project will also provide public art at 2% of the total project cost. Want money to move to Design Phase.</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>7. Emerald Hills 60th St north of Old Memory Lane, west side (19.80 acres) they need to purchase the land from Vertical Bridge to expand the park &amp; to build a Recreation Center. **</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>8. Create NEW Emerald Hills Radio Towers Park highest point E, priceless views of City &amp; Bay; similar to Kate Sessions Park or Mt. Soledad, would become a tourist attraction. Historic Buildings on-site. Kumeyaay history, wildlife zone. Upgrades would transform it to a gathering place for San Diegans to celebrate life events, outdoor weddings, space for exercise, meditation, walking &amp; hiking trails, grasslands &amp; wildlife unique to area. Strongly recommend we do not lose a historical landmark in our racially mixed community, city should purchase it as <i>proposed</i> in 2015. EQUITY ISSUE**</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>9. Chollas Radio Towers NEW TRAIL 550 linear ft. park**</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>10. NEW TRAIL 1,570 linear ft.**</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>11. Mini Park at 47th &amp; Castana Streets (1st install storm drains) repair ruined street, replace dirt in trenches, then build a park as originally planned.</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>12. Recreation/Community Center - recommend City buy land since it repeatedly sold city-owned property needed to develop needed recreation &amp; community centers.</p>
<ul style="list-style-type: none"> <li>Parks and Play Areas</li> </ul>	<p>13. NEW Skateboard Park S47th St &amp; Imperial Ave(SE corner) to Ocean View Blvd. city-owned</p>

	1,200 ft strip of land along side 805. Too narrow for development. City-owned property.
• Parks and Play Areas	14. New DOG PARK Area at MLK Jr. Park- ideal location, largest park in Chollas Valley. Would serve dog owners in both Chollas Valley & Skyline neighborhoods.
• Parks and Play Areas	15. Cervantes Canyon (9-acres) Needs funding: trees, tot lots, benches, tables, walking trails
• Parks and Play Areas	16. Valencia Canyon NEW Trail 13 acres, 210 linear Ft.
• Parks and Play Areas	17. Valencia Park Santa Isabel Pocket Park Development (0.10 of an acre) <u>Sell it!</u> Much too small for a mini park or plaza, on a corner lot next to a residence.
• Parks and Play Areas	18. <b>Develop "Joint-Use Development" Park</b> with Knox Elementary (1.5 acres)
• Parks and Play Areas	19. <b>Develop "Joint-Use Development Park"</b> "Kennedy/Porter Elementary(3.05acres)
• Parks and Play Areas	<b>20. Develop "Joint-Use Development" Park with Johnson Elementary (start 2026)</b>
• Parks and Play Areas	21. Valencia Business Park - NEW Short Term athletic Field – place for children to play: baseball, soccer, football etc.
• Public Safety	<b>22. Chollas Valley - Current SDPD Southeastern Division -recommend become Skyline neighborhood substation.</b> Too small, too far away & outdated. Address: 7222 Skyline Dr, S.D. CA 92114.
• Public Safety	23. <b>Chollas Valley NEW Police Station</b> -build up-to-date, centrally located nearer to freeways. Site? city-owned 2 acres next to MX Library, 5148 Market St. Needs to serves 16 neighborhoods.
• Public Safety	<b>24. Chollas Valley-Needs 2 New Police Mobi-Substations</b> - to serve high-crime areas to increase response time. Better protection for residents & provides safe locations in emergencies, write reports, have private bathroom, meetings & stagings.
• Public Safety	<b>25. Emerald Hills/North Encanto Neighborhoods - Build New Fire/Rescue Station.</b> Location has had many canyons fires, since it is by 94. Filled with overgrown, combustible grasses & native plants. Brush fires need quick actions to quickly prevent them spreading up the hills to houses as firestorms. It's worse now with <b>climate change</b> . Many residents cannot afford home/apartment insurance, some companies no longer offer fire insurance is SD/ CA. <b>HEALTH &amp; SAFETY ISSUE - CLIMATE CHANGE ISSUE - EQUITY ISSUE</b>

Mobility	<b>Chollas Valley - Community-Wide Pedestrian streets &amp; Sidewalks Improvements ADACA . The following will result in more people-to people interaction, ease and safety of accessing neighborhood features without vehicles, incorporating exercise into daily activities.</b>
Mobility	26. <b>Chollas Valley "8" Neighborhoods</b> Encanto Audibles for all pedestrian traffic signals
Mobility	27. Establish pedestrian sidewalks on N side of Division St between Paradise Rd & 58th St., currently NO sidewalks. <b>HEALTH &amp; SAFETY ISSUE</b>
Mobility	28. 58th & Division St intersection crosswalks. Need Large rectangular flashing LED beacons for pedestrians. There have been 2-recent pedestrian fatalities at the corner. <b>HEALTH &amp; SAFETY ISSUE</b>
Mobility	29. Install streetlights at: North corner of Division & 58th (near bus stop) crosswalk & stop sign - 2 fatalities. <b>HEALTH &amp; SAFETY ISSUE</b>
Mobility	<b>30. Chollas View Community-Wide Pedestrian Streets &amp; Sidewalk Improvement</b> Market St-47th St-Euclid Ave (Complete St.) <b>Submit to community for scientific survey of</b>
<ul style="list-style-type: none"> <li>• Mobility</li> <li>• Public Safety</li> <li>• Regionally Serving Infrastructure</li> <li>• Flood Resiliency</li> </ul>	31. Winston Dr at Roswell St, 92114 -repeated flooding, damaged sidewalks, roads & private property. Problems from lack of city building adequate storm drains.
<ul style="list-style-type: none"> <li>• Mobility</li> <li>• Public Safety</li> <li>• Regionally Serving Infrastructure</li> <li>• Flood Resiliency</li> </ul>	32. Roswell & 51St 92114 - Water damage caused sidewalk cracks & that caused sidewalk cracks & raised cement, endangers pedestrians, needs immediate repair. <b>HEALTH &amp; SAFETY ISSUE</b>
<ul style="list-style-type: none"> <li>• Mobility</li> </ul>	33. Install <b>"No overweight Vehicles over 5 tons"</b> SIGN. Coca Cola truck storage uses Bayview Heights Way to Kelton Rd-which does have an overweight vehicles sign, instead of traveling West on Federal to Euclid to Route 94. <b>HEALTH &amp; SAFETY ISSUE</b>
<ul style="list-style-type: none"> <li>• Mobility</li> </ul>	34. <b>Additional Flashing Beacon</b> or similar for School Crossing further on Kelton Rd by <i>Johnson Elementary</i> 1355 Kelton Rd (speeding, students crossing road at

	other spots, crosswalk on far side of school lot. <b>HEALTH &amp; SAFETY ISSUE</b>
• Mobility	35. <b>NEW No U-TURNS Sign</b> install in front of <b>Johnson School</b> 1355 Kelton Rd Rd.-parents are making illegal U-turns in the middle of road regularly at pick-up/drop-off times. Unsafe for parents, other drivers and students that run across middle of road.
• Mobility	36. <b>Traffic Calming - Vision Zero, Safe Routes to School- Roswell &amp; Old Memory Lane</b> Need Traffic-Study
• Mobility	37. <b>"Caution Watch for Pedestrians Sign"</b> after curve 900 block Kelton Rd-Bollenbacher St, Right turn onto 700 block Bollenbacher. Pedestrian safety for school students, bus stop at intersection on other side of street.
• Mobility	38. 3-way stop sign at Roswell & Swaner streets. – Safety- 3 crashes at homes Community-Wide Pedestrian streets. & Sidewalk Improvement
• Mobility	39. Trolley/RR Bridge on 54th St. is closed, open it up to Market St. but blocked off with metal posts. It would unburden traffic load on Imperial Ave & Market.
• Mobility	40. Curbside build-outs SE corner Euclid & Imperial Ave.-Decrease distance across streets for greater safety. Currently a hazardous distance for slower travelers
• Mobility	41. Park Euclid & Logan Avenues 5-corner intersection. Decrease distance across street for greater safety. Currently a hazardous distance for slower travelers.
• Other	<b>The following projects will beautify blighted areas which will attract residents with incomes higher than our community's median income with the effects referenced in the heading for all items under Park and Play spaces.</b>
• Other	42. <b>Lincoln Park 'Walls of Excellence Plaza' update.</b> Add canvas sun-shades, for safety an overhead light center of sculpture, more color & art works on wall (anti-graffiti coating):
• Other	43. <b>Huffman Plaza.'</b> Add tall, thin, metal sculptures that radiate light for beauty and greater public safety.
• Other	44. <b>Joint Use Development:</b> Purchase farm (2 1/2 acres) behind Nye Elementary school to 61th St, to extend "Joint-Use" area in Valencia Park. The farm land could also be

	used for a community garden for students & residents.
• Other	45. Malcolm X Library Correction needed. Library name is listed as being in Valencia Park on sign & website, but physically is in Emerald Hills. Confuses people. Just a decorative sign for Emerald Hills is fine. Most call it Malcolm X Library, rather than Valencia Park/ Malcolm X Library.
• Other	46. 61thSt & 69thSt on Imperial Ave. Install 4 signs at both entrances of the "BLACK ARTS & CULTURE DISTRICT" EQUITY ISSUE Check for funding from: District 4, Arts & Culture Commission, Diamond BID, etc.
• Other	47. "Huffman Plaza" at SW corner of Euclid & Imperial Aves: expand it to fill in Street for outdoor restaurants & seating remove parking spaces, lots behind businesses, gathering place with WIFI and electricity.
• Other	48. Install signs at Division St. & Bryan View Cir., Woodman & Plaza Blvd. "Welcome to Alta Vista – One of the City's Safest Neighborhoods"