



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 8, 2018 REPORT NO. 103

ATTENTION: Park and Recreation Board
Agenda of January 18, 2008

SUBJECT: INNOVATION MIDDLE SCHOOL JOINT USE FACILITY GENERAL
DEVELOPMENT PLAN

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for the Innovation Middle School Joint Use Facility in the Clairemont Community?

Director's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Innovation Middle School Joint Use Facility in the Clairemont Community.

Other Recommendations: The following Recreation Council has reviewed and considered the proposed project. Actions taken and recommendations made are listed below.

On April 19, 2017, the North Clairemont Mesa Recreation Council voted (3-1-2) to recommend approval of the General Development Plan for Innovation Middle School Joint Use Facility.

Fiscal Impact:

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

- II. Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$55,000. This includes all labor, material, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk and open the gates when school staff is not on site (school breaks, holidays and weekends).

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 exempt from CEQA pursuant to CEQA State Guidelines Section 15301 (Existing Facilities); Section 15303(e) (New Construction or Conversion of Small Structures); Section 15304(b) (Minor Alterations to Land); Section 15311 (Accessory Structures); and Section 15314 (Minor Additions to Schools). In addition, the exceptions listed in CEQA State Guidelines Section 15300.2 do 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.

BACKGROUND

The Innovation Middle 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 Innovation Middle School.

DISCUSSION

This project provides for the design and construction of a new joint use facility at Innovation Middle School which is located at 5095 Arvinels Avenue within the Clairemont Community, Council District 6. The approval to this park will provide an additional approximately 4.47 acres of population-based park land in this community which is considered "park-deficient" under General Plan standards.

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

- Multi-purpose natural turf field (approximately 1.95 acres)
- 10' wide walking track
- Existing Hardcourts
- Off-street parking area with approximately 37 spaces
- Shade Trees
- Drinking Fountain
- Fencing

SDUSD and the Planning Department conducted three public workshops with the community. The primary issues raised during the community input meetings were requesting additional amenities, permitting of the field, off-leash dogs and security concerns. A detailed response is included in the paragraphs below.

Additional Amenities

The community requested that shade trees, bike racks and restrooms be provided. Shade trees and bike racks have been provided at the entrance to the joint use area. A recommendation for a future comfort station at the adjacent MacDowell Neighborhood Park will be considered in the Clairemont Community Plan Update which the City is currently undertaking.

Permitting the field

The community requested that there be a time set aside when the turf field will not be permitted to sports leagues in order for the community to have unstructured play time. The Parks and Recreation Department has agreed to have no permitted, organized sports league play on Sundays. This will be reflected in Schedule C in the Joint Use Agreement.

Off-leash dogs

The community is concerned that this area will become an off-leash dog area and that the rules will not be enforced. Signage will be posted at the entrance to the park that dogs must be leashed at all times and that dog owners must pick up after their dogs. A sign with the 24-hour hotline number for the County Department of Animal Services will be posted. Officers are available to respond to complaints from 6:30am-10:30pm, 7 days per week.

Security Concerns

The Parks and Recreation Department's Operation and Maintenance budget for the Innovation Middle School Joint Use Facility includes an operational cost to hire a security company to lock the joint use gates at dusk every evening and open the gates when SDUSD school custodial staff are not available to unlock the gates. This would typically occur when school is not in session during school breaks, holidays and weekends. When school staff are on site, they will open the joint use gates to allow for public use of the park in the morning before school starts. School staff will close the gates 30 minutes prior to the first bell at the start of the school day. School staff will then open the joint use gates approximately 30 minutes after the school dismissal bell at the end of each school day.

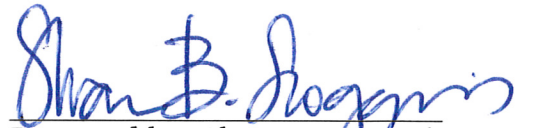
ALTERNATIVES

1. Recommend approval of the General Development Plan (GDP) for the Innovation Middle School Joint Use Facility.
2. Recommend approval of the General Development Plan (GDP) for the Innovation Middle School Joint Use Facility with modifications.
3. Do not recommend approval of the General Development Plan (GDP) for the Innovation Middle School Joint Use Facility.

Respectfully submitted,



Alyssa Muto
Deputy Director, Planning Department



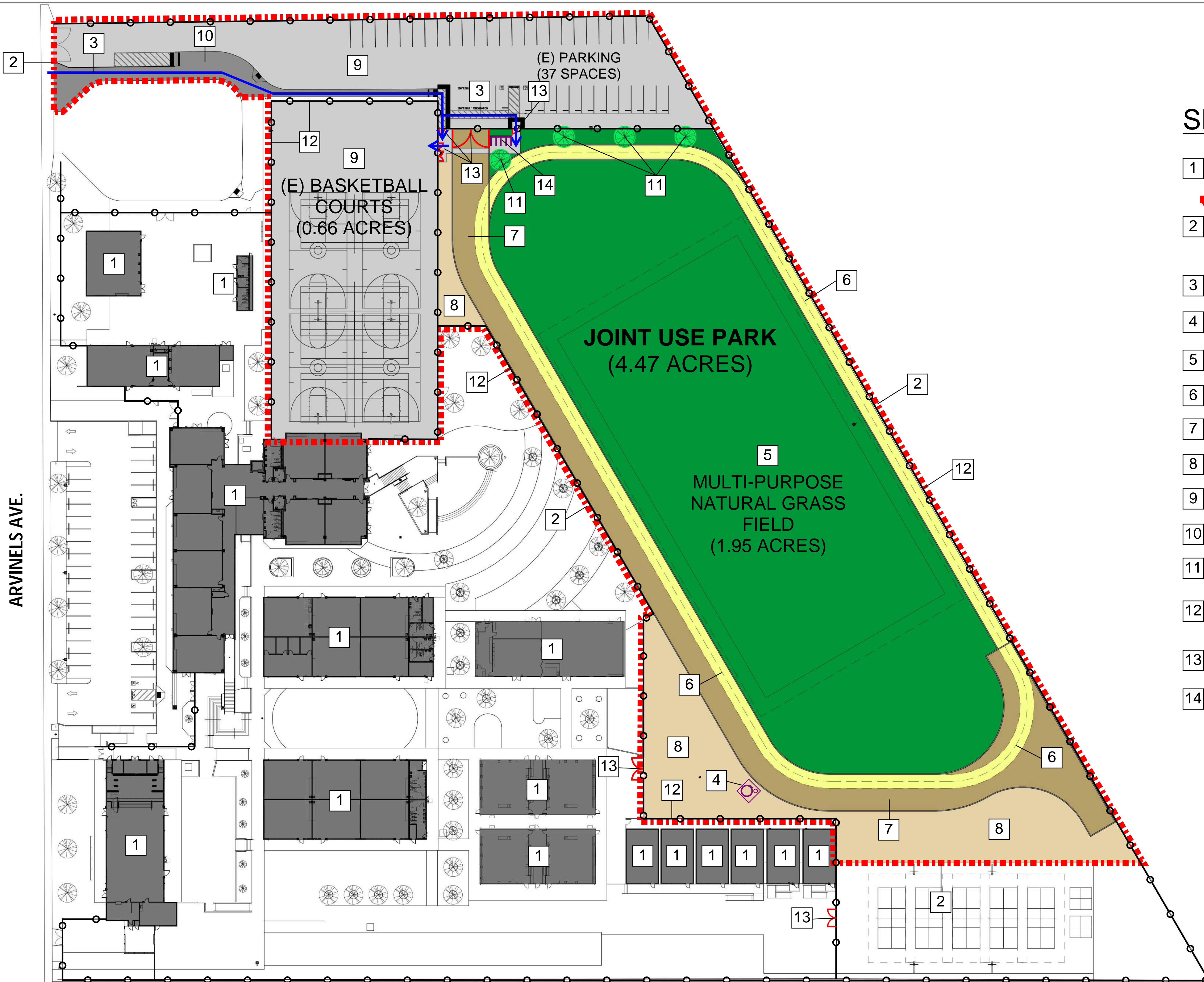
Prepared by: Shannon Scoggins
Park Designer, Planning Department

(SS/ss)

Attachments:

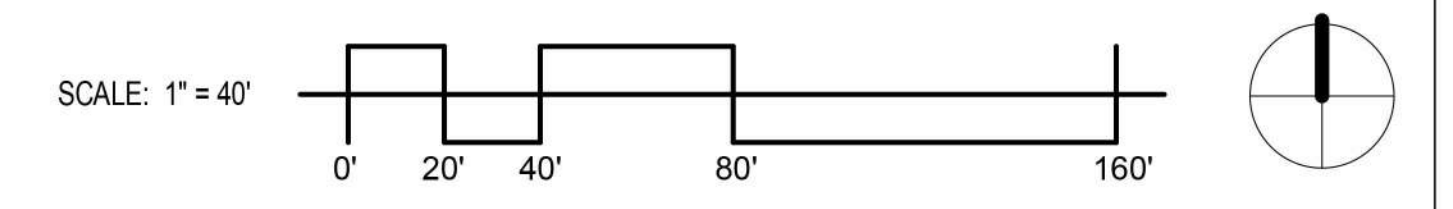
1. Innovation Middle Elementary School Joint Use Facility General Development Plan
2. Innovation Middle Elementary School Joint Use Notice of Exemption

cc: Honorable Councilmember Chris Cate, Council District 6
Herman Parker, Director, Parks and Recreation Department
Jeff Murphy, Director, Planning Department
Andrew Field, Assistant Director, Parks and Recreation Department
David Monroe, Deputy Director, Parks and Recreation Department
Robin Shifflet, Development Project Manager III, Planning Department
Jim Winter, Public Officer II, Parks and Recreation Department



SITE PLAN LEGEND

- 1 [Grey Box] EXISTING BUILDING
- 2 [Red Dashed Line] JOINT USE PROJECT AREA
- 3 [Blue Arrow] ACCESSIBLE ROUTE OF TRAVEL
- 4 [Purple Circle] ACCESSIBLE DRINKING FOUNTAIN
- 5 [Green Box] NATURAL GRASS FIELD
- 6 [Yellow Box] 10' WIDE DG WALKING/JOGGING TRACK
- 7 [Brown Box] DG FIRE LANE
- 8 [Tan Box] DG GROUNDCOVER
- 9 [Light Grey Box] ASPHALT PAVING
- 10 [Dark Grey Box] CONCRETE SIDEWALK
- 11 [Green Circle] NEW TREES
- 12 [Black Line] EXISTING FENCE
- 13 [Red Wavy Line] EXISTING GATES
- 14 [Purple Line] BIKE RACK



BakerNowicki
design studio

COUNCIL DISTRICT: _____ COMMUNITY PLAN AREA: _____

| DATE | ACTION | RESO. NO. | COST \$: | ACRES: |
|---------------------|----------------------|---------------|-----------|--------|
| | SITE ACQUIRED | | | |
| | SITE DEDICATED | ORD. NO. | | ACRES: |
| | GDP CONSULTANT HIRED | RESO. NO. | NAME: | |
| | P&R BOARD APPROVAL | PF&R APPROVAL | DATE: | |
| INITIAL DEVELOPMENT | | | | |
| | CIP NO. | J.O. NO. | DRWG. NO. | |
| | CIP NO. | J.O. NO. | DRWG. NO. | |
| | CIP NO. | J.O. NO. | DRWG. NO. | |
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| | CIP NO. | J.O. NO. | DRWG. NO. | |

| IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS) | | | | | | | |
|--|----------|-------------------|-----------|-------------------------|-----------|------------------------|----------|
| ITEM | QUANTITY | ITEM | QUANTITY | ITEM | QUANTITY | ITEM | QUANTITY |
| TOTAL SITE | 4.47 AC. | TOT LOT | SF | PAVED WALKWAYS | SF | SECURITY LTS. | STDS. |
| IMPROVED AREA | 2.16 AC. | MULTI-PURPOSE CT. | 28,866 SF | PARK ROADS | SF | BALLFIELD LTS. | STDS. |
| TURF | 1.95 AC. | TENNIS CTS. | SF | PARKING LOT | 24,992 SF | TENNIS COURT LTS. | STDS. |
| SHRUB BED | AC. | RESTROOM | SF | PARKING STALLS-STD. | | MULTI-PURPOSE CT. LTS. | STDS. |
| NATURAL | AC. | REC. BLDG. | SF | PARKING STALLS-DISABLED | | BACKSTOPS | EA. |
| D.G. PAVING | 1.08 AC. | POOL BLDG. | SF | COURT GAME AREA | SF | BENCHES | EA. |
| DIRT INFIELDS | AC. | POOL DECK | SF | LAWN EDGING | LF | PICNIC TABLES | EA. |
| | | POOL WATER | SF | BLEACHERS | EA. | TRASH RECEPTACLES | EA. |
| | | | | | | REVISION | |

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

INNOVATION MIDDLE SCHOOL

JOINT USE FIELD

PSD
(PSD #)

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder County Clerk
P.O. Box 1750, MS-A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Planning Department
1010 2nd Avenue, Suite 1200
East Tower, MS 413
San Diego, CA 92101

_____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT TITLE: Innovation Middle School Joint Use Field Project

PROJECT LOCATION-SPECIFIC: Innovation Middle School (District 6, within the Clairemont Mesa Community Plan area)
5095 Arvinels Avenue, San Diego, CA 92117

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: This project involves the construction and operation of a Joint Use Field (JUF) at the existing Innovation Middle School. The JUF would be jointly operated by the San Diego Unified School District (SDUSD) and the City through a joint use agreement. The proposed improvements include a new 1.95 acre natural turf field, fencing, stabilized walking track, drinking fountain, shade trees, pedestrian walkway, hardcourts, and a parking area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shannon Scoggins, Park Designer
City of San Diego Planning Department
1010 Second Avenue, Suite 1200
San Diego, CA 92101
(619) 236-6894

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL
- DECLARED EMERGENCY
- EMERGENCY PROJECT
- CATEGORICAL EXEMPTION: Sections 15301, Section 15303, Section 15304, Section 15311, Section 15314, and Section 15323.
- STATUTORY EXEMPTION

REASONS WHY PROJECT IS EXEMPT: The City of San Diego and the San Diego Unified School District conducted an environmental review and determined the project meets the criteria set forth in the CEQA State 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). In addition, the exceptions listed in CEQA 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.

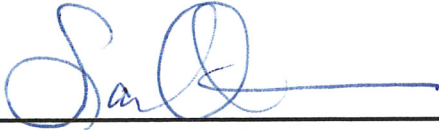
LEAD AGENCY CONTACT PERSON: Sara Osborn

TELEPHONE: (619) 236-6368

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
(X) YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



January 4, 2018

Sara Osborn
Senior Planner, Planning Department

DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: